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Planning & Zoning Division
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Notice of Preparation

DATE: APRIL 7, 2021
TO: RESPONSIBLE AND TRUSTEE AGENCIES AND INTERESTED PARTIES
SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF PORT HUENEME GENERAL PLAN AND HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the City of Port Hueneme will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the project described below. This Notice of Preparation has been issued to provide an opportunity for responsible and trustee agencies and interested parties to submit comments on the scope of the EIR, relative to the attached Project Summary. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the proposed project. The City made the determination to prepare an EIR following preliminary review of the project. Pursuant to CEQA Guidelines Section 15063(a), because an EIR is needed, an initial study has not been prepared. Probable environmental effects of the project are described in the attached Project Summary.

Project Name: City of Port Hueneme General Plan and Housing Element Update

Project Location: City of Port Hueneme (citywide) in the County of Ventura (see Figure 1 attached).

Public Comment Period: The City of Port Hueneme welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the Draft EIR. The public review period begins on April 7, 2021 and ends on May 7, 2021 at 5:00 p.m. Please direct your comments to:

Mail: Tony Stewart, Community Development Director/City Planner
Community Development Department
250 North Ventura Road
Port Hueneme, California 93041

Email: tstewart@cityofporthueneme.org

Please include your name, phone number and email or postal address.

Scoping Meeting: The City of Port Hueneme will host a scoping meeting to solicit input on the content of the environmental analysis that will be included in the Draft EIR.

Date and Time: April 22, 2021 at 6:00 p.m. via Zoom

Participants using a phone line:

Phone Numbers: (669) 900-9128 or (253) 215-8782 or (346) 248-7799 or (301) 715-8592 or (312) 626-6799 or (646) 558-8656

- Meeting ID: 916 9241 6478 (Password: 081096)
- To request to speak, press #9

Participants using a computer, tablet or smartphone:

- Access the webinar at this link:
<https://zoom.us/j/9169241647> (Password 081096)
- To request to speak, select "Raise Hand"

The City of Port Hueneme, in compliance with the Americans with Disabilities Act, requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office, (805) 986-6503, at least one business day prior to the scheduled meeting to ensure that we may assist you.

Date: April 7, 2021

Signature:



Tony Stewart, AICP

Title:

Community Development Director/City Planner, City of Port Hueneme

Phone:

(805) 986-6500

Project Summary

Project Location and Setting

The project applies to the entire City of Port Hueneme (citywide). Port Hueneme is located along the coast in western Ventura County and is approximately 4.5 square miles in size (see Figure 1). Land uses are regulated under the City of Port Hueneme's General Plan, which has not been comprehensively updated since the 1990s. Existing land uses in the City consist of residential at varying densities, commercial, mixed use, industrial, port-related and parks. Adjacent cities include Oxnard and Ventura to the north, and Camarillo to the east. Unincorporated Ventura County is located to the south, west and north of Port Hueneme. Major roadway access to the city is provided by U.S. Highway 101.

Project Description

The project consists of a comprehensive update to the General Plan, including the Housing Element.

General Plan & Local Coastal Plan Update

The General Plan Update involves a comprehensive update of all elements of the existing Port Hueneme General Plan while the LCP Update involves a targeted update of that document aimed primarily at incorporating new requirements pertaining to sea level rise. All General Plan elements will be updated to reflect current conditions, requirements of Government Code Section 65302, and community preferences. Similar to the existing General Plan, the policy document will be organized into elements containing an introduction; issues identification; goals, policies, and implementation actions; and a plan narrative describing the basis for and application of the policies. The General Plan will contain the following elements: Air Quality; Circulation; Conservation, Open Space, and Environmental; Economic Development; Social Equity; Housing; Land Use; Noise; Public Safety and Facilities; Climate Action Plan (CAP) Element; and Local Coastal Program. Proposed land use changes are shown on Figure 2.

Social Equity and the CAP will be new General Plan elements. The Social Equity Element will meet the requirements of Senate Bill (SB) 1000 related to environmental justice and will identify disadvantaged communities in the City to facilitate transparency and public engagement in planning and decision making, reduce pollution and health risks in these communities, and promote equitable access to environmental benefits, such as health food options, housing, recreation, and public facilities. The CAP element's goal is to determine the current emissions baseline and comply with applicable state programs, such as SB 32 and SB 379. The CAP will include a community-wide greenhouse gas (GHG) inventory; emissions forecasts for the years 2020, 2030, and 2045; GHG reduction targets; and GHG mitigation strategies to reduce GHG emissions and streamline environmental reviews of individual City development projects in accordance with CEQA.

In conjunction with the General Plan Update, the City will also be updating its Local Coastal Plan for consistency with the General Plan and to meet the Coastal Commission's new guidelines on sea level rise. The LCP will conform to applicable provisions of the California Coastal Act relative to LCPs as outlined in the California Coastal Act.

Housing Element Update

The Housing Element is a state-mandated part of the City's General Plan and includes goals, policies, programs and objectives to further the development, improvement and preservation of housing in Port Hueneme in a manner that is aligned with community desires, regional growth projections, and state law. The Housing Element must address how the City will meet its housing needs, including the provision of adequate housing for residents of all income levels. State law requires update of the Housing Element every eight years. Port Hueneme's Housing Element was last updated in 2013 to cover the 2013-2021 period and the current update will cover the 2021-2029 period.



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One requirement of Housing Element is to provide adequate housing sites to provide for the City’s share of the Regional Housing Needs Allocation (RHNA), which quantifies the need for housing in every region throughout the state and is determined by the California Department of Housing and Community Development. The RHNA is mandated by state law and is meant to inform the local planning process by addressing existing and future housing needs. The Southern California Association of Governments (SCAG) is responsible for allocating the RHNA to each city and county in its region, which includes Port Hueneme.

SCAG’s overall regional allocation for the 2021-2029 period is 1.34 million new housing units. Based on this allocation, SCAG developed allocations for all the cities and counties in its region, including Port Hueneme. The City’s total draft RHNA for the 2021-2029 planning period is 125 units, allocated to specific income groups as shown in Table 1.

Table 1 City of Port Hueneme Regional Housing Needs Allocation (Proposed Final)

	Income Category				Total RHNA
	Very Low	Low	Moderate	Above Moderate	
Housing units needed	26	16	18	65	125

The City has identified six areas to accommodate the City’s RHNA allocation, which consist of sites with existing entitlements, vacant sites, and sites that are underutilized or have the potential for redevelopment. These housing sites inventory is included in Table 2 below.

Table 2 City of Port Hueneme Housing Sites Inventory

Site	Location	Existing Conditions and Uses	Unit Potential
1	S. Victoria Avenue	Vacant site with existing entitlements	114 Moderate Income
2	Corner of C and San Pedro Street	Vacant site with entitled Habitat for Humanity project	5 Lower Income
3	Pleasant Valley Way between Pomona Street and San Pedro Street	Older commercial and light industrial structures and uses	14 Lower Income
4	Port Hueneme Road and Surfside Drive	Hotel and commercial strip mall	19 Above Moderate Income
5	N. Ventura Road and Park Avenue	Vacant commercial structure and large parking lot	37 Lower Income
6	N. Ventura Road and E. Channel Islands Boulevard	Older commercial center	116 Moderate and Above Moderate Income

Sites identified for the housing element are shown on Figure 2. The 2021 Housing Element Update will also address any changes that have occurred since adoption of the current Housing Element. These changes include updated demographic information, housing needs data, and analysis of any potential housing constraints.

Probable Environmental Effects

The EIR for the proposed project will focus on the resource areas/issues germane to this particular project. The EIR will evaluate the potentially significant environmental impacts of the proposed project and will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also identify and evaluate alternatives to the proposed project. Because the proposed project does not include any specific construction or development, but rather the potential for land use changes or development to be




constructed in the future, the City has determined that a Program EIR is the appropriate document under CEQA. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The proposed project may result in potentially significant environmental effects related to the following: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Land Use and Planning, Population and Housing, Public Services and Recreation, Transportation, and Utilities and Service Systems. All of these environmental factors will be analyzed in depth in the Draft EIR. Other issue areas, including Agriculture and Forestry Resources, Mineral Resources, and Wildfire, are anticipated to have no impacts or less than significant impacts.



Figure 1 City of Port Hueneme Vicinity Map



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 Port Hueneme City Boundary

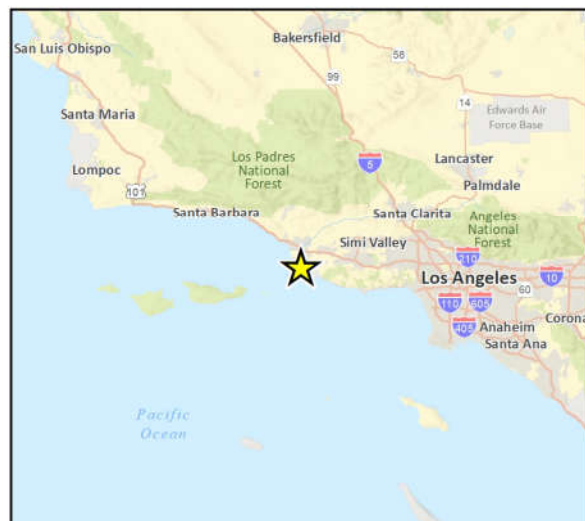
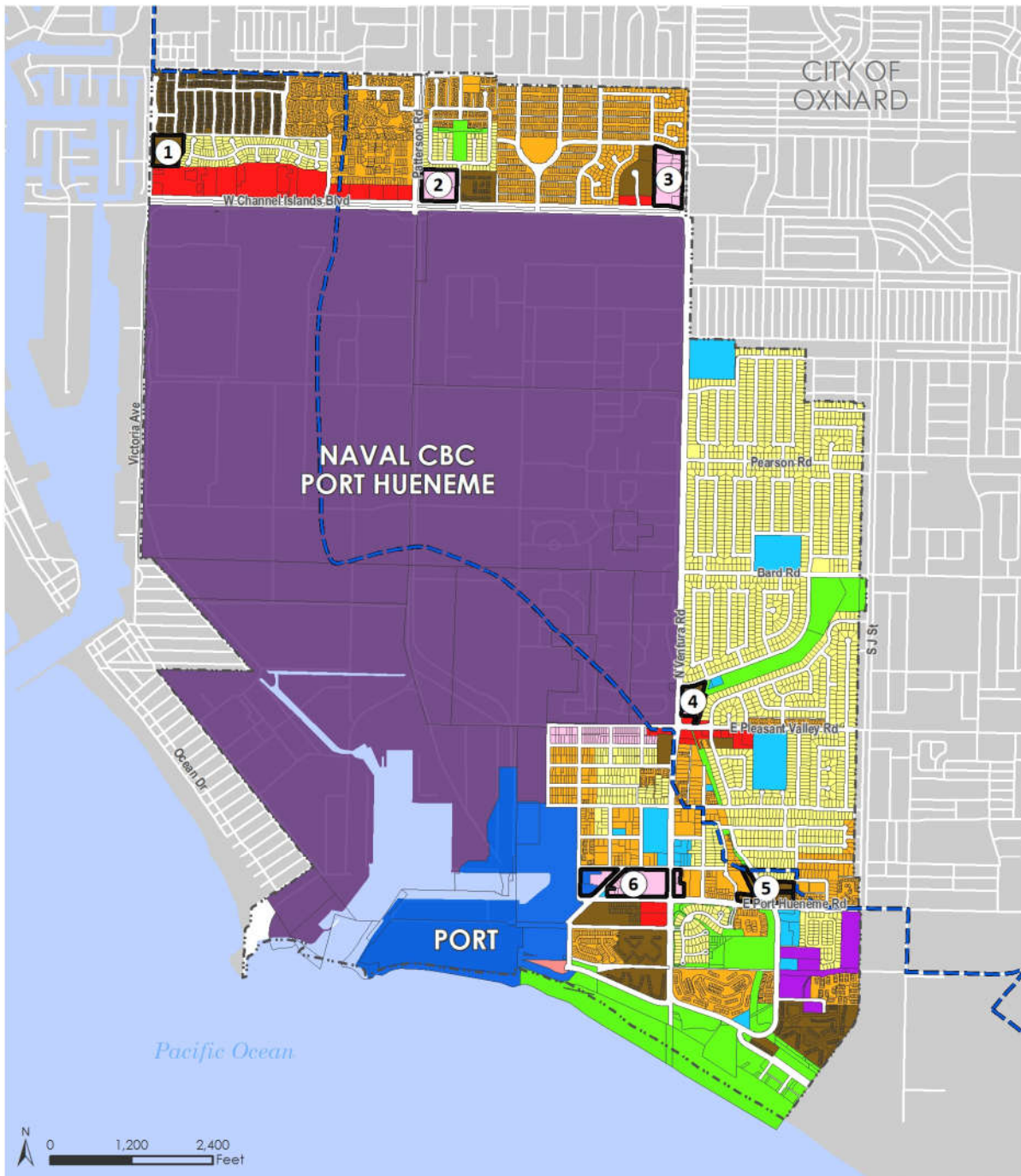


Fig. 1 Regional Location



Figure 2 City of Port Hueneme Proposed Land Use Map with Land Use Changes Highlighted



 Port Hueneme City Boundary
 Coastal Zone Boundary

Land Use

- | | |
|---|--|
| Low Density Residential | Industrial |
| Medium Density Residential | Public Facilities |
| High Density Residential | Parks and Open Space |
| Mixed Use | Port |
| Commercial | Military - Naval Base |
| Visitor Commercial | |

- 1 - Undeveloped Lot - South Victoria Avenue
- 2 - Casa Via Mar Inn and Tennis Club
- 3 - Hueneme Bay Shopping Center
- 4 - Port City Plaza
- 5 - Underutilized Commercial Lots
- 6 - Beach Port Center

Sources: City of Port Hueneme, Ventura County