



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Anacapa Courts Mitigated Negative Declaration/ Case No. EIR-3-15-26898

Project Location: 297-299 East Main Street

Assessor's Parcel No.: 071-0-194-070

Project Applicant: Downtown Ventura Properties III, LLC
10875 Encino Drive
Oak View, CA 93022

Project Contact: Maruja Clensay, Senior Planner (805) 658-4749

Project Description: The proposed project includes a Tentative Tract Map, Coastal Development Permit, Historic Preservation Design Review and Formal Design Review for the construction of 24 condominiums in a four-story building with 33,066 square-feet of residential development and 3,850 square-feet of commercial space, adjacent to a 170 square-foot potential historic resource on a 21,845 square-foot (0.50 acre) property within the Mission Area of the Urban Core (T6.1) Zone with a land use designation of Downtown Specific Plan. Access to the property will be provided off of Palm Street.

The City of Ventura has performed a comprehensive evaluation of the potential impacts for this project in accordance with the State CEQA Guidelines and has determined that there is no substantial evidence the proposed project may have a significant effect on the environment. This Notice is to advise interested individuals that the City of Ventura intends to adopt a Mitigated Negative Declaration for the project identified above.

A 30-day public review period for the proposed Mitigated Negative Declaration will be held from February 28, 2020 and ends March 28, 2020 at 5pm. The document, technical studies, and reference materials are available for public review at the City of Ventura, Planning Division, Room 117, 501 Poli Street, Ventura, CA 93001 or on the city's website at <https://www.cityofventura.ca.gov/450/Current-Environmental-Documents-for-Rev>

Public Hearing and Comments. A public hearing on the project described above is tentatively scheduled for Design Review Committee on April 15, 2020 at 6:00 pm in the Community Meeting Room at City Hall located at 501 Poli Street, Ventura, CA 93001. Separate public noticing will be provided prior to the public hearing. All comments concerning the draft MND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Maruja Clensay, Senior

Planner, at (805) 658-4749. Written comments may be mailed or faxed (805/ 655-7560) to the City of Ventura, Planning Division, 501 Poli Street, CA 93001 or emailed directly to mclensay@cityofventura.ca.gov.

Public input on these matters is encouraged, however, all public comments must be focused on the project's environmental effects only and whether they **have been** adequately addressed in the Draft Initial Study/Negative Declaration. If you challenge the action taken on the project description in this notice in court, you may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the above at/or prior to the public hearing.

Signature: _____


Maruja Clensay
Senior Planner
(805) 658-4749

Date: February 28, 2020