



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Veterans Affairs Community Based Outpatient Clinic / Case No. EIR-11-19-53022

Project Location: 5250 Ralston Street, City of San Buenaventura, California 93003

Assessor's Parcel No.: 137-0-013-055

Project Applicant: Ventura VA, LLC
100 N. City Pkwy, Suite 1700
Las Vegas, NV 89106

Project Contact: Elizabeth Richardson, Senior Planner
erichardson@cityofventura.ca.gov

Project Description: The project proposes to demolish the existing 44,600 square foot industrial/office facility on-site and construct a new one-story (29 feet, four inches tall) Veterans Affairs Community Based Outpatient Clinic (VA CBOC) consisting of approximately 51,000 square feet of building area, landscaping, and surface parking (339 parking spaces in total) on the approximately eight-acre site. The new VA CBOC is intended to serve as a primary care clinic for the local veteran population within the community and greater Ventura County. The project would require discretionary approvals and permits including Architectural and Design Review, Planned Development Permit, Grading Permit, Building permit, Certificate of Occupancy, and a National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board. The project site is not included on any hazardous materials list pursuant to Government Code Section 65962.5.

NOTICE IS HEREBY GIVEN THAT the City of San Buenaventura proposes to adopt an IS/MND for the above-referenced project. The IS/MND is based on the finding that by implementing the identified mitigation measures, the project's potentially significant environmental effects would be reduced to a less than significant level. The reasons to support such a finding are documented in the Initial Study prepared by the City.

Due to the COVID-19 pandemic, all City facilities including City Hall and the Ventura Public Library have been closed until further notice. The IS/MND is available for public review on the City's website at <https://www.cityofventura.ca.gov/450/Current-Environmental-Documents-for-Rev1>. Alternatively, please call or email the City's Community

Development Department to make arrangements to view the IS/MND and/or supporting materials in person.

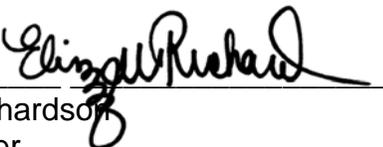
Written comments regarding the proposed IS/MND must be submitted to the Community Development Department **prior to 5:30 p.m. on the last day of the 30-day public review/comment period (October 26, 2020)**. All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following City staff:

NAME: Ms. Elizabeth Richardson
TITLE: Senior Planner
ADDRESS: City of Buenaventura
Community Development Department
501 Poli Street
Ventura, California 93002-009
EMAIL: erichardson@cityofventura.ca.gov

Public Review Period: **Begins –September 24, 2020 Ends – October 26, 2020**

Public Hearing and Comments. 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 Elizabeth Richardson, Senior Planner, at erichardson@cityofventura.ca.gov . 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 erichardson@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: 
Elizabeth Richardson
Senior Planner
erichardson@cityofventura.ca.gov

Date: September 24, 2020