



**NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PROPOSED COMMUNITY MEMORIAL HOSPITAL DISTRICT DEVELOPMENT CODE (SCH #2009091073)**

The City of San Buenaventura (Ventura), as lead agency, announces the availability of a recirculated Draft Environmental Impact Report for the proposed Community Memorial Hospital District Development Code that assesses the environmental impacts associated with the Code and subsequent development, recommended mitigation measures, and the level of significance of impacts after mitigation. The DEIR is being recirculated in its entirety and comments will be accepted on the entirety of the document.

Review Period: **August 13, 2010 through September 27, 2010, by 5:00 p.m.**

**Document Availability:** The recirculated DEIR, including printed copies of all appendices, is available for review at the San Buenaventura City Hall, 501 Poli Street, Room 117, Ventura. The recirculated 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/cd/planning/devreview>.

**Public Hearings:** Public hearings on the Project before the Planning Commission and City Council are anticipated to be held in the fall of 2010. A separate hearing notice will be mailed at a later date for any public hearing on the Project. More information and notices regarding public meeting and hearing dates can be found on the City of Ventura website: <http://www.cityofventura.net/public-meetings>.

**Project Location:** The Project Area is triangular in shape is about 14 acres and is bounded by Loma Vista Road to the north, North Brent Street to the east, and East Main street to the west. The Project Area is primarily comprised of medical uses (including the existing Community Memorial Hospital), commercial uses, and residences that are currently vacant or are used for medical office space. The existing hospital is located at 147 North Brent Street, Ventura, CA 93003. The project is located at:

- Latitude 34°16'25.53" N
- Longitude 119°15'28.39" W

**Project Description:** The proposed Project involves the adoption of the Community Memorial Hospital District Development Code (CMH Code) to guide redevelopment of about 10 acres within the Midtown portion of the City. The Project would be constructed in two phases, discussed in turn below.

**Phase 1:** Phase I would occur from approximately 2010 to 2014 and would include demolition of nine Project Area structures (45,506 sf of commercial/medical office use and 4 single family residences), construction of the new hospital building (356,000 sf and a net increase of 10 beds), adaptive reuse of the existing hospital facilities (121,000 sf for non-essential hospital support services and 104,000 sf for new backfill medical office reuse), abandonment of portions of existing streets and streetscapes, streetscape improvements, sidewalks, curbs, medians, and plazas, including finalizing new street extensions. In addition, the surface parking in the southern portion of the plan area would be consolidated and restriped with the addition of a 3,900 sf retail liner building, which would be constructed adjacent the location of the future new garage and opposite the hospital open space plaza.

**Phase II:** Phase II would occur over a period of years and would include buildout of the remainder of the Hospital District, including remaining liner buildings, development along Loma Vista Road and Brent Street, and the new parking garage. Phase II development is estimated to be about 162,950 square feet of medical office uses.

The Project would trigger zoning amendments, including a zone change from Hospital (H), Professional Office (PO), and T5.2 (Urban Center Zone) to Hospital District (SD:H1) and Open Space (OS). In addition, the Project would trigger the following modifications to the Midtown Corridor Code.

- 1) Move the Midtown Corridors boundary to the west, thereby excluding the proposed Hospital District from the area covered by the Midtown Corridors Development Code
- 2) Designate open space in the area still to be governed by the Midtown Corridors Development Code
- 3) Add a shopfront overlay frontage type to interior street and open space frontages in the area still to be governed by the Midtown Corridors Development Code
- 4) Remove the terminated vistas designation from Borchard Street in the area still to be governed by the Midtown Corridors Development Code.

In addition to the zoning amendments related to the Code, the recirculated DEIR will provide environmental review for site plan approval and design review of the hospital building and other buildings to be constructed in Phase I of the proposed project. The City will also consider a Memorandum of Understanding between the City and Community Memorial Health System regarding various obligations within the Hospital District. The City will also consider a Water Supply Assessment for the Project.

**Significant Environmental Effects:** No unavoidable significant environmental impacts have been identified in the recirculated DEIR analysis for the Community Memorial Hospital District Development Code.

**Hazardous Waste Sites:** Pursuant to the analysis conducted by Forbess Consulting Group, Inc. June 10, 2010, the following is noted. Community Memorial Hospital at 147 N. Brent Street is listed as a LUST cleanup site. The leak was discovered during tank closure procedures in 1989 and remediated, with closure from the regulating agency in 1994. The site appears on five databases (LUST, CORTESE, FINDS, Ventura Co. BWT and UST). A FINDS list designation appears to be related to emissions regulated under the local APCD. The site is also a hazardous waste generator; however, there are no recognized environmental conditions associated with the site (Forbess Consulting Group, Inc. June 10, 2010).

**Comments/Contact Person:** You are invited to provide written comments prior to 5:00 p.m., September 27, 2010 to: Jeffrey Lambert, Community Development Director, at City of San Buenaventura, Community Development Department, 501 Poli Street, Room 133, P.O. Box 99, Ventura, CA 93002-0099 or by e-mail at [jlambert@ci.ventura.ca.us](mailto:jlambert@ci.ventura.ca.us). If submitting comments by email, please refer to the DEIR's State Clearinghouse Number in the subject line (No. 2009091073).

A separate hearing notice will be mailed at a later date for any public hearings on the Project.

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