



Notice of Preparation

To: Interested Parties

**From: City of San Buenaventura
Community Development Department
501 Poli Street
P.O. Box 99
Ventura, CA 93002-0099**

Subject: Notice of Preparation of a Draft Environmental Impact Report Community Memorial Hospital District Development Code

The City of San Buenaventura (Ventura) will be the Lead Agency for the preparation of a draft environmental impact report (EIR) for the proposed Community Memorial Hospital District Development Code (CMH Code). The CMH Code is intended to function as a policy document to guide future improvements to the existing hospital and surrounding area. The project area encompasses 15 acres located in the Midtown portion of the City and is bounded by Main Street to the west, Loma Vista Road to the north, and Brent Street to the east. The overall objectives of the CMH Code are to:

- *Facilitate construction of a new hospital building that is compatible in the Midtown context*
- *Develop a building to house the CMH operations that is compliant with the most current seismic and health safety regulations*
- *Create a hospital campus that takes advantage of opportunities for improving parking management*
- *Create an attractive public realm with convenient pedestrian flows*
- *Create new investment incentives for local private property owners*

The Draft EIR will examine the following issue areas on the City's environmental checklist:

- *Aesthetics*
- *Air Quality*
- *Historic Resources*
- *Noise*
- *Traffic/Parking*

The project description, location, and discussion of the project's potential environmental effects are contained in the attached Initial Study.

The City is seeking input on the scope of the environmental analysis for the proposed project. Please send your response to Kaizer Rangwala, Assistant Community Development Director, at the address shown above. Mr. Rangwala can be reached at (805) 677-3918. Please provide the name of a contact person in your agency when responding. Materials related to the Community Memorial Hospital District Development Code are available for review at the City of Ventura Community Development Department, Ventura City Hall, 501 Poli Street in Ventura. Background materials can also be viewed online at <http://www.ci.ventura.ca.us>.

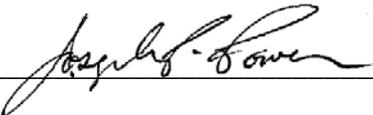
Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than October 20, 2009.

The City will hold an EIR scoping meeting on the Community Memorial Hospital District Development Code on Monday, October 12, 2009 in the Community Meeting Room at Ventura City Hall, 501 Poli Street. The meeting will begin at 5:30 PM. The purpose of this meeting is to solicit input on the scope and content of the environmental analysis that will be included in the Draft EIR.

Project Title: Community Memorial Hospital Master Plan

Project Applicant: Community Memorial Health System

Date 9/18/09

Signature  _____

Title Principal, Rincon Consultants
(consultant to City)

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