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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Veterans Affairs Community-Based Outpatient Clinic

Lead Agency: City of San Buenaventura

Contact Name: Elizabeth Richardson

Email: erichardson@cityofventura.ca.gov Phone Number: _____

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

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND has identified potential impacts and necessary mitigation measures for aesthetics, air quality, biological resources, cultural resources, geology and soils, hazardous materials, and transportation. To preserve views of the site and surroundings during short-term project construction, Mitigation Measure AES-1 was recommended. Mitigation Measure AES-2 was recommended to reduce potential impacts related to light and glare. Mitigation Measure AIR-1 was recommended to reduce criteria pollutant emissions during construction of the proposed project and ensure VCAPCD significance thresholds are not exceeded. To ensure nesting birds are not disturbed during construction, Mitigation Measure BIO-1 was recommended. Mitigation Measure CUL-1 was recommended to reduce potential impacts involving unknown cultural resources. Mitigation Measure GEO-1 was recommended to reduce potential impacts involving unknown paleontological resources. Mitigation Measures HAZ-1 and HAZ-2 will ensure potential asbestos-containing materials (ACMs) and lead-based paint (LBP) materials, if present, are properly removed and disposed of during site disturbance. Mitigation Measure TR-1 recommends a Transportation Management Plan to reduce short-term impacts within surrounding roadways.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy are anticipated.

Provide a list of the responsible or trustee agencies for the project.

The applicable agency approvals and related environmental review/consultation requirements associated with the project may include the following, among others. It is not anticipated that any other agencies would require use of the IS/MND in their decision making process.

City of Ventura
• California Environmental Quality Act (CEQA) review;
• Planned Development Permit;
• Architectural and Design review;
• Grading Permit;
• Building Permit; and
• Certificate of Occupancy.

Regional Water Quality Control Board
• NPDES Construction General Permit