

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: Anastasi Development Project

Lead Agency: City of San Buenaventura

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Project Location: City of San Buenaventura County of Ventura
City *County*

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

The project includes a tentative tract map that would subdivide the project site into three parcels: Parcel 1 (3.78 acres); Parcel 2 (1.29 acres); and Parcel 3 (0.54 acres). The project would involve construction of 11 residential buildings and five mixed use buildings on the project site; as well as four single story, above ground enclosed parking garages. The project would include a total of 96 residential units arranged as rowhouse and stacked dwelling units with one, two, or three bedrooms. The project would also include 5,005 square feet (sf) of live/work space and 18,755 sf of commercial space, including a 2,500 sf café/restaurant. The project would require discretionary approvals and permits including a Coastal Development Permit, Major Design Review, and Tentative Tract Map.

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

The Draft Initial Study/MND analyzed the project's environmental impacts with respect to: Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services (fire protection, police protection, schools, parks, and other services), recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems (water supply, wastewater, stormwater, dry utilities, and solid waste), and Wildfire. The Draft MND identified potentially significant effects related to air quality, biological, cultural resources, hazards and hazardous materials, noise, and tribal cultural resources. All feasible mitigation measures, performance standards, or criteria from prior applicable Environmental Impact Reports (EIRs), the City reviewed all of the mitigation measures in the City of Ventura 2005 General Plan EIR (General Plan EIR). All environmental issues, the project would either have no impact, a less than significant impact, or impacts would be reduced to a less than significant level with implementation of required mitigation. The project would have no impact on agriculture and forestry resources, riparian or wetland habitat, historical resources, energy, land use and planning, mineral resources, airport hazards, or displacement. Thus, the project would not contribute to cumulative impacts to these resource topics. In addition, certain resource areas (e.g., geology and soils, hazards and hazardous materials) are by their nature specific to a project location such that impacts at one location do not add to impacts at other locations and therefore would not result in cumulative impacts.

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

The Design Review Committee made the following recommendations at the March 31, 2022 hearing:

- Recommend a new bicycle lane incorporated along Seaward Avenue.
- Consider additional security measures for areas below the public sidewalk
- Add Massing variation to rear elevations of specific buildings
- Strengthen connection to public park and Seaward and Pierpont Avenues

The public raised concerns about Global Warming's effect on the project, whether the public infrastructure was adequate to support the project, the height of the buildings, traffic, onsite parking,

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.

City of San Buenaventura

- MND Approval;
- Building Permit;
- Tentative Tract Map;
- Coastal Planned Development Permit; and
- Major Design Review.

Los Angeles Regional Water Quality Control Board

- National Pollutant Discharge Elimination System Construction General Permit.