

NOTICE OF AVAILABILITY/RECIRCULATION OF REVISED DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

In March 2016, the County of Ventura (County), as the lead agency, released for public review and comment a draft supplemental environmental impact report (SEIR) analyzing the incremental height and profile-related impacts of the clinic building already constructed on the VCMC campus. After review of public comments on the draft SEIR the County is releasing for public review and comment a revised draft SEIR for the following project:

1. **Project:** Five-Story Replacement Clinic (Clinic) at Ventura County Medical Center (VCMC).
2. **Project Proponent:** County of Ventura, Public Works Agency, 800 S. Victoria Ave. L#1670, Ventura CA 93009.
3. **Location:** The Clinic is located near center of VCMC campus south of Hospital Drive at 340 Hillmont Ave., Ventura CA 93003.
4. **Responsible and/or Trustee Agencies:** None.
5. **Project Description:** The SEIR analyzes the aesthetic effects of the Clinic building already constructed on the VCMC campus as part of the VCMC Expansion Project. The SEIR analyzes the incremental height and profile-related impacts of the current 90-foot tall Clinic building as compared to a 75-foot tall Clinic building at the same location, as directed by the Ventura County Superior Court in the peremptory writ of mandamus issued in *Ventura Foothill Neighbors v. County of Ventura*, Case No. 56-2008-00323043-CU-PT-OXN. In addition, the SEIR addresses a previously-approved mitigation measure, included in the 1994 EIR, that requires the undergrounding of existing utility lines strung along the border of the VCMC campus and adjacent residential properties along the west side of Agnus Drive.

The draft SEIR revealed the following significant environmental effects:

- The top 15 feet in Clinic building height results in a significant, unavoidable aesthetic impact to scenic vistas at the public viewpoint located at the intersection of Agnus Drive and Fairmont Drive due to the incremental loss of ocean and island views at that location.
- The top 15 feet in Clinic building height exacerbates the Clinic building's previously determined significant, unavoidable aesthetic impact based on the difference in height and scale between the Clinic building and the surrounding residential neighborhood.

- Utility lines that remain strung along the border of the VCMC campus and the adjacent residential properties along the west side of Agnus Drive add visual clutter to westerly views along Agnus Drive thereby decreasing aesthetics from these viewpoints.

The public review period is from March 24, 2017 to May 8, 2017. The draft revised SEIR and all documents referenced in the SEIR are available for public review on-line at

<http://vcpbublicworks.org/engineering-services-department/engineering-services> (select "For information on VCMC Replacement Clinic SEIR")

or at the County of Ventura, Public Works Agency, Engineering Services Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. New comments may be submitted on the entire draft SEIR. The public is encouraged to submit written comments to Shawna Schlageter, no later than 5:00 p.m. on May 8, 2016 to the address listed above. In the alternative, you may e-mail Shawna.Schlageter@ventura.org.

Following the public review period, consideration of the project will be given at a Board of Supervisors public hearing at a date and time to be determined in the Board of Supervisors Hearing Room, 800 South Victoria Avenue, Ventura, CA 93009.

Shawna Schlageter

3-24-17

Shawna Schlageter, Engineering Manager

Date

Ventura County Public Works Agency,
Engineering Services Division