

# **Notice of Availability**

## **Draft Environmental Impact Report for the Ventura General Plan Update**

**Monday, June 30, 2025**

Notice is hereby given that the City of Ventura (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the City of Ventura General Plan Update. The Draft EIR is now available for public review and comment.

The Draft EIR and associated background documents may be accessed on the City of Ventura General Plan webpage at: <https://www.planventura.com/> or at City Hall located at 501 Poli Street, Ventura, CA 93001.

### **Plan Location**

The City of Ventura is located at the northwestern edge of Ventura County, bordering Santa Barbara County (see Figure 1). The city is approximately 50 miles northwest of the city of Los Angeles and 25 miles southeast of the city of Santa Barbara on the southern coast of California. Figure 1 depicts the location of the city within the region and Figure 2 depicts the location of the city and its sphere of influence. Primary regional east-west access is provided by U.S. Route 101 (US 101), which provides access to the city of Ventura and greater Ventura to the east, and the city of Santa Barbara to the west. State Route 126 (SR126) provides northwest access to the city, to the city of Santa Clarita to the east. State Route 33 (SR 33) connects the City of Ventura with Ojai and other communities to the north. The city limits are approximately 22 square miles and the city's Sphere of Influence (SOI) contains approximately 13 acres within unincorporated Ventura County.

### **Proposed Plan**

The Ventura General Plan Update establishes the community's vision for future development in the city through the planning horizon year of 2050. As part of the general plan update process, the City's existing General Plan has been rewritten with updated goals, policies, and implementation actions that reflect the community's current vision for Ventura. The City's General Plan Land Use Diagram (Figure ES-1) has been updated to reflect the City's aspirations for accommodating planned development through 2050 and changes in State law. The boundaries of the General Plan Land Use Diagram encompass the Planning Area. Upon adoption of the updated General Plan, the City would review its Zoning Ordinance, including its Zoning Map, to ensure consistency with the Ventura General Plan Update.

The Ventura General Plan Update is organized into the following elements: Land Use, Economic Development, Mobility, Environmental Justice, Parks and Open Space, Public

Facilities and Services, Safety, Arts and Culture, Historic Preservation, Noise, and Housing. Together, these elements cover all topics required to be included in a general plan under State law. Each element describes the statutory requirements and existing conditions and context for its related topic areas, followed by key issues and opportunities, and goals and policies to guide the City's management and development through 2050. The Ventura General Plan Update incorporates any revisions to the Housing Element as required by HCD. No changes are being proposed to the Housing Element as part of its incorporation into the Ventura General Plan Update.

The Ventura General Plan Update emphasizes infill, particularly within the Downtown area and along major transit corridors. A focus is placed on increasing opportunities for new housing and job capacity, particularly on the Westside and in Arundell. The Ventura General Plan Update emphasizes maintenance of existing residential neighborhoods while revitalizing underutilized land. Underutilized land within the City of Ventura is described as land that is either vacant or does not meet the full density of development potential. This emphasis is intended to establish more complete neighborhoods that meet the daily needs of residents by providing housing, jobs, shopping, and recreational opportunities in close proximity to one another. New development would occur primarily where existing roads, water, and sewer are in place and in a manner that would minimize the impact of development on existing infrastructure and services, as well as the need to expand infrastructure and services. The Ventura General Plan Update also provides the policy framework to guide future development toward land uses that support walking, biking, and transit networks. There is potential for the annexation of three parcels, south of State Route 126 that would result in additional mixed use and commercial development. The annexation of these parcels could occur during the time horizon of the Ventura General Plan Update but would undergo separate environmental review, if and when the parcels would be annexed into the city.

### **Public Comment Period**

The Draft EIR will be available for public review and comment during a 45-day period as specified by CEQA Guidelines Section 15105. The purpose of this public review and comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from implementation of the proposed plan.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City of Ventura during preparation of the Final EIR. The Final EIR will include copies of public comments and the City's responses to public comments pertaining to the environmental analysis provided in the Draft EIR. The public review and comment period for the Draft EIR will begin on June 30, 2025 and end on August 14, 2025. Comments may be submitted by mail or email through 5:00 p.m. on August 14, 2025. Please make sure to include the

name of the contact person and contact information for your agency or organization, and direct your comments to:

City of Ventura, Community Development Department  
RE: Ventura General Plan Update EIR  
ATTN: Maruja Clensay, Assistant Community Development Director  
501 Poli Street  
Ventura, CA 93001  
Email: [planventura@cityofventura.ca.gov](mailto:planventura@cityofventura.ca.gov)

**Probable Environmental Effects**

The EIR has been prepared due to the potential for unavoidable, significant adverse effects resulting from the proposed plan. The EIR prepared for the proposed plan identified and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the Draft EIR. For most issue areas analyzed in the Draft EIR, impacts were determined to be either less than significant or reduced to a less-than-significant level with incorporation of mitigation measures. However, significant and unavoidable effects on the environment are anticipated with respect to Air Quality; Cultural Resources; and Noise.

If you have questions regarding this notice or the Draft EIR, please contact the Lead Agency Contact, Maruja Clensay, via telephone at (805) 677-3964 or via email at [planventura@cityofventura.ca.gov](mailto:planventura@cityofventura.ca.gov).

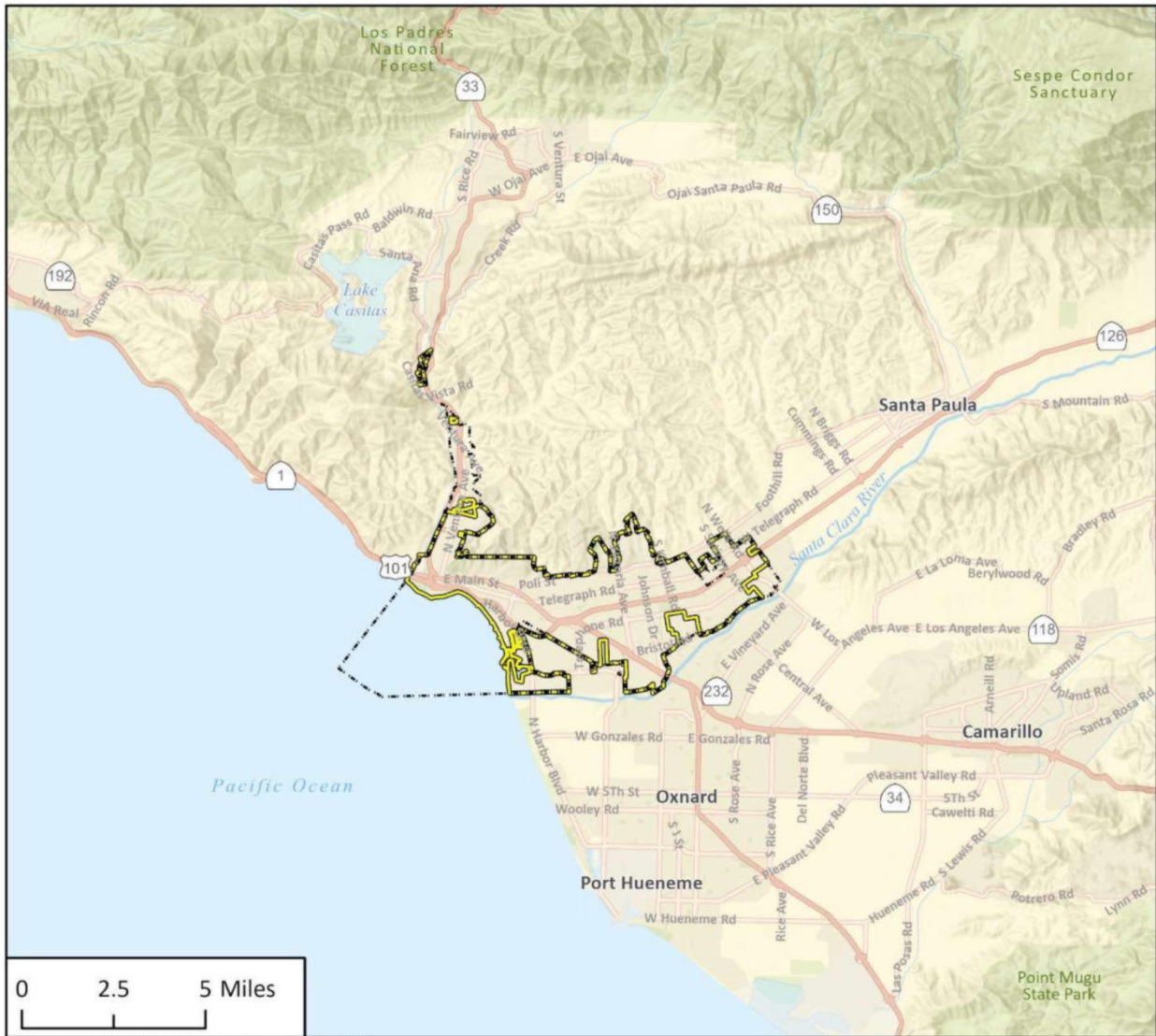


[Rachel F. Dimond](#) (Jun 24, 2025 14:10 PDT)



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Rachel Dimond, Community Development Director

**Figure 1 – Regional Location**



19-07111 EIR  
Fig. 1 Regional Location

-  Ventura City Limits
-  Sphere of Influence

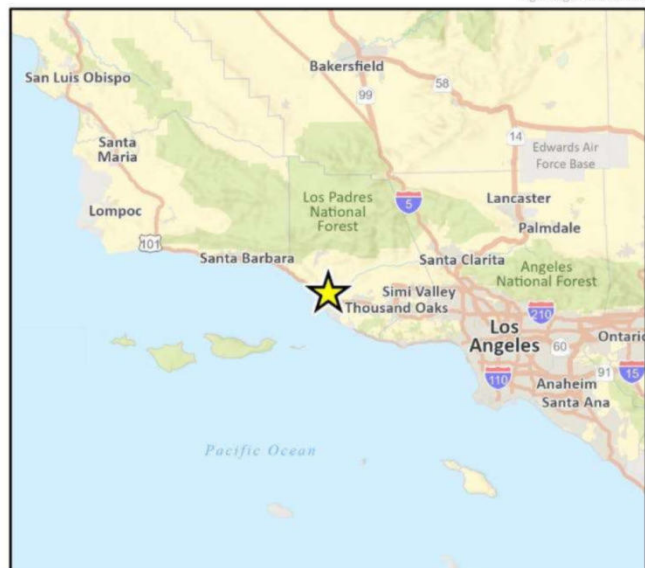
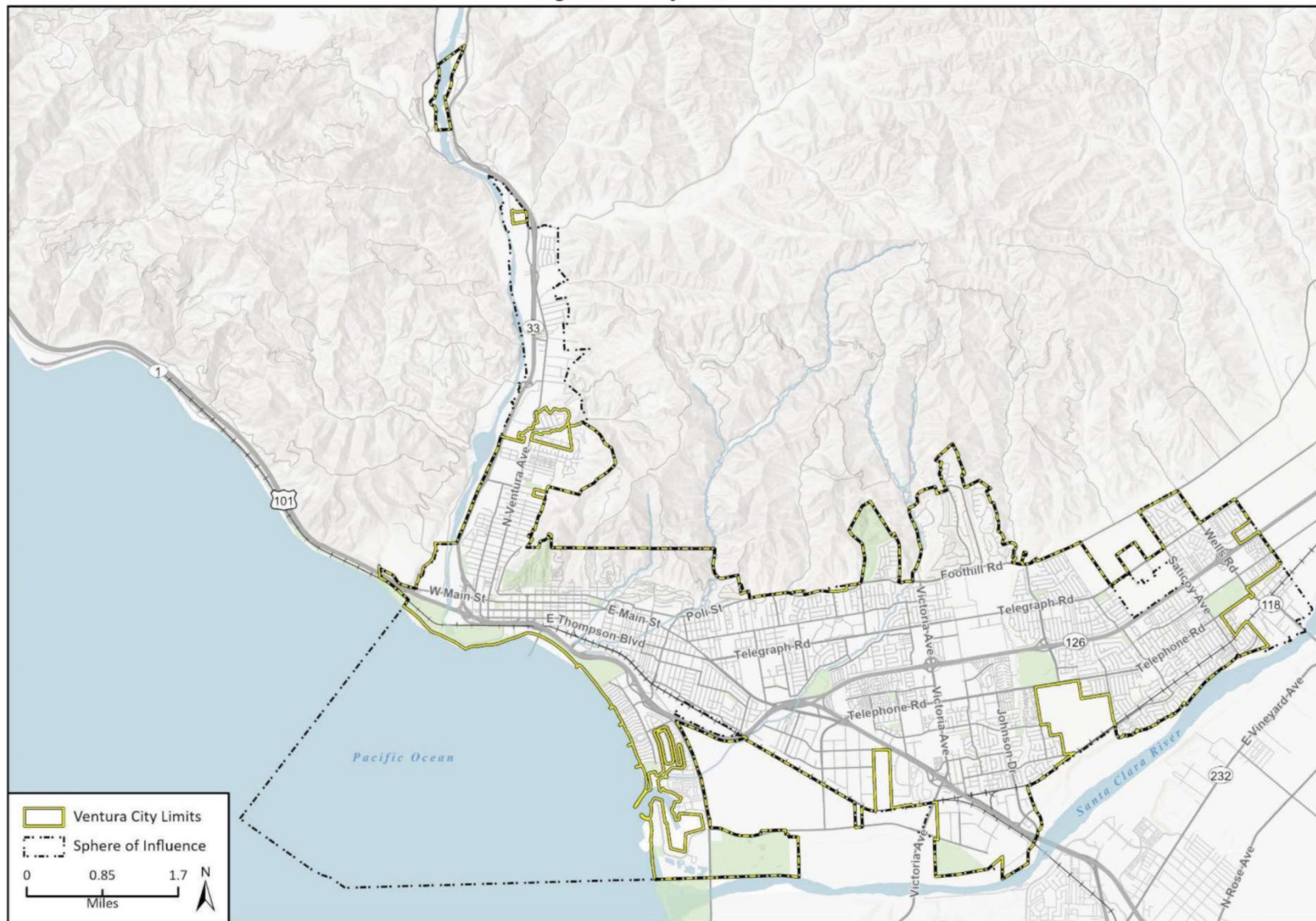


Figure 2 – Project Location

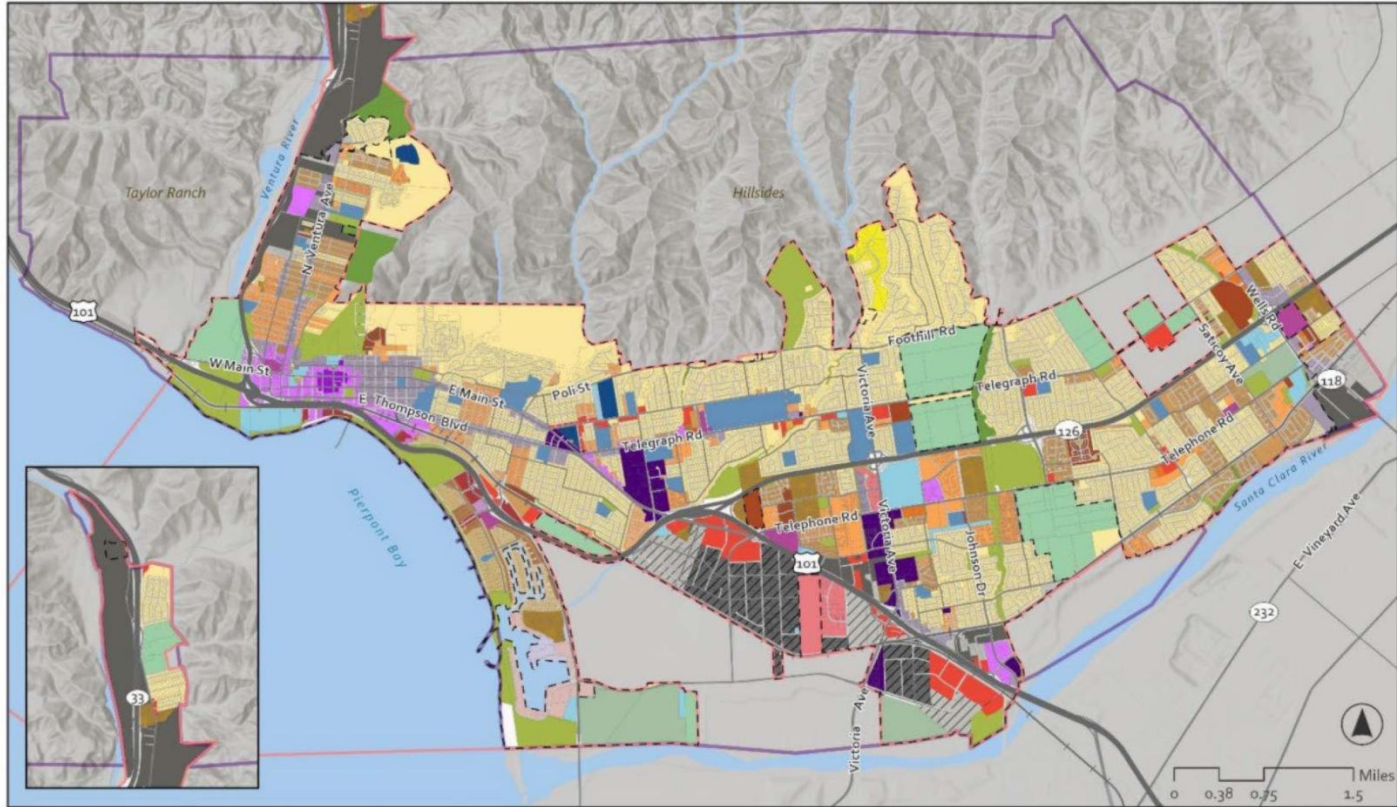


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Fig 2 Project Location

**Figure 3 – Proposed Land Use Map**

City of Ventura Preferred General Plan Land Use



City Limits	Neighborhood Very Low	3 Story Multifamily Coastal	Harbor Mixed Use	Light Industrial/Flex (6 Story)	Park	Source: City of Ventura (2021), FEMA (2002), ESRI (2002). 
Sphere of Influence	Neighborhood Low	4 Story Multifamily	Coastal Mixed Use	General Industrial (3 Story)	Open Space	
Planning Area	Single Family Beach	Mobile Home Exclusive	Commercial	General Industrial (6 Story)	Golf Course	
	Neighborhood Low Medium	Mixed Use 3	Neighborhood Center	Office/R&D	Agricultural	
	Two Family Beach	Mixed Use 4	Commercial Tourist Oriented	Hospital	Other or Undesignated	
	Neighborhood Medium	Mixed Use 5	Harbor Commercial	Public(General)		
	3 Story Multifamily	Mixed Use 6	Light Industrial/Flex (3 Story)	School		






# Notice of Availability\_Ventura General Plan EIR

Final Audit Report

2025-06-24

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