

# Executive Summary

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This section summarizes the characteristics of the Ventura General Plan Update, project alternatives, and the project's environmental impacts.

## Project Proponent

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## Project Location

The City of Ventura is located at the southern edge of Ventura County, located between the Pacific Coast and the Los Padres National Forest (Figure ES-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. 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 (SR 126) provides northwest access to the city, and 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 regional Metrolink commuter rail system serves the city, and two Amtrak stations are located within the city in Downtown and Montalvo (City of Ventura 2021).

The city limits encompass approximately 22 square miles and the city's Sphere of Influence (SOI) contains approximately 13 acres within unincorporated Ventura County. The Planning Area involves the city limits and all land within the City of Ventura Sphere of Influence. Within the city, single-family residences comprise the largest existing land use category amounting to approximately 39 percent of land within the city limits. Of the remaining area within the city limits, multi-family residential uses comprise 7 percent of the area, parks and recreational facilities comprise 6.9 percent, retail/commercial centers comprise 5.8 percent, and agricultural uses comprise 5.1 percent. Approximately 5.3 percent of land within the city limits is categorized as vacant.

## Project Characteristics

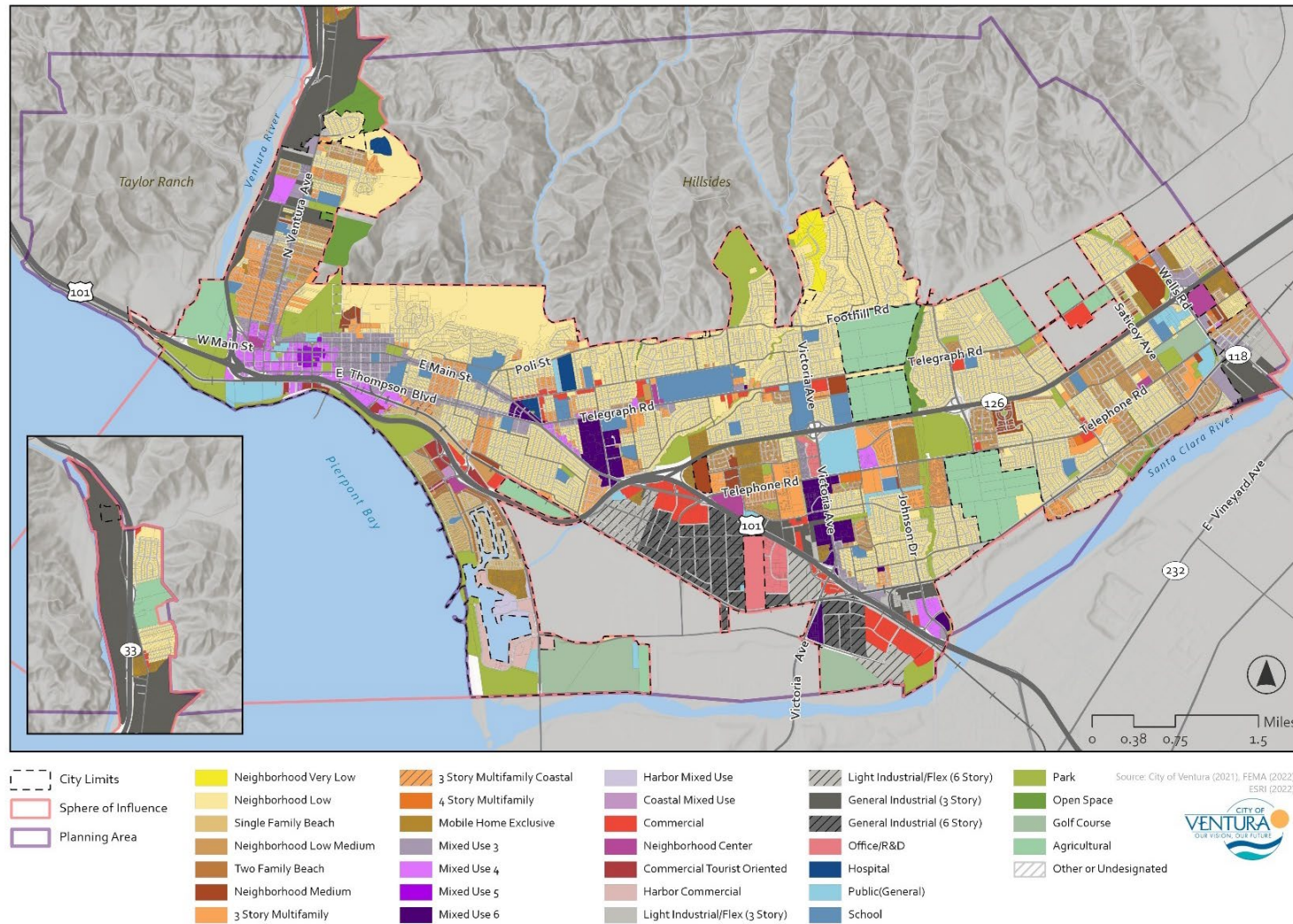
The Ventura General Plan Update establishes the community's vision for future development in the city through the planning horizon year of 2050. As part of the general plan update process, the City's existing General Plan has been rewritten with updated goals, policies, and implementation actions that 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.

**Figure ES-1 Proposed General Plan Land Use Map**

City of Ventura Preferred General Plan Land Use



## Project Objectives

The Ventura General Plan Update presents a vision for the future of the City and a set of strategies for how the City will achieve that vision. This vision and its major strategies capture the City's key objectives and aspirations for the future. They reflect the collective ideas from community members and City leaders that provided input to help shape the Ventura General Plan Update. The strategies are divided into five categories: Community Character and Design; Environment; Economy; Access and Mobility; and Equity and Engagement. The vision statement and major strategies to realize that vision are listed in Section 2.3, *Project Objectives*.

## Alternatives

As required by CEQA, this section evaluates a range of alternatives to the proposed plan. Alternatives analyzed in Chapter 6 include the following:

- Alternative 1: No Project (see Section 6.3)
- Alternative 2: Expansion (see Section 6.4)
- Alternative 3: Distributed Development (see Section 6.5)
- Alternative 4: Reduced Project (see Section 6.6)

Each of the alternatives discussed in this section has certain advantages and disadvantages as compared to the proposed plan, as described in detail in Chapter 6.0, *Alternatives*.

## Areas of Known Controversy and Issues to be Resolved

Responses to the Notice of Preparation (NOP) of a Draft EIR are summarized in Chapter 1, *Introduction* and Table 1-1 of that section. No known areas of controversy or other issues to be resolved have been identified based on this public input.

## Required Approvals

With recommendations from the Planning Commission, the City Council would need to take the following discretionary actions in conjunction with the proposed plan:

- Certification of the Final EIR; and
- Adoption of the proposed Ventura General Plan Update (City of Ventura 2050 General Plan)

## Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the plan, proposed mitigation measures, and residual impacts. Impacts are categorized by their severity. Significant and Unavoidable impacts require a statement of overriding considerations to be issued pursuant to Section 15093 of the *CEQA Guidelines* if the plan is approved. Impacts classified as Less than Significant with Mitigation Incorporated are significant adverse impacts that can be feasibly mitigated to a less than significant level and that require findings to be made under Section 15091 of the *CEQA Guidelines*. Less than Significant impacts are those that do not exceed identified thresholds and do not require findings. No Impact indicates the plan would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

**Table ES-1 Summary of Impacts, Mitigation Measures, and Significance After Mitigation**

Impact	Mitigation Measure	Significance After Mitigation
<b>Aesthetics</b>		
<b>Impact AES-1:</b> The Ventura General Plan Update would not facilitate development that would substantially obstruct scenic vistas, and this impact would be less than significant.	None required.	Less than significant
<b>Impact AES-2:</b> There are no designated state scenic highways in Ventura; however there are eligible scenic highways within the City. Future development facilitated by the proposed plan would be required to adhere to existing regulations protecting resources within eligible state scenic highways in the city. Therefore, impacts would be less than significant.	None required	Less than significant
<b>Impact AES-3:</b> The proposed Ventura General Plan Update would not facilitate development that degrades Ventura’s existing visual character or conflicts with regulations governing scenic quality. This impact would be less than significant.	None required	Less than significant
<b>Impact AES-4:</b> New development associated with the proposed Ventura General Plan Update could increase light and glare effects in and around Ventura. However, new development facilitated by the Ventura General Plan Update would be subject to existing regulations in the City’s Municipal Code and proposed General Plan Update policies to protect dark skies at nighttime. Therefore, the proposed plan would have a less than significant impact associated with light and glare.	None required	Less than significant
<b>Air Quality</b>		
<b>Impact AQ-1:</b> Implementation of the proposed project would not conflict with or obstruct implementation of the Ventura County 2022 AQMP. This impact would be less than significant.	None required	Less than significant
<b>Impact AQ-2:</b> development facilitated by the proposed project would generate construction and operational emissions that may result in adverse impacts to local air quality. Implementation of the Ventura General Plan Update policies and compliance with existing regulations would reduce emissions, but not below applicable levels of significance. Impacts would be significant and unavoidable.	No mitigation measures available to reduce impacts.	Significant and unavoidable
<b>Impact AQ-3:</b> Individual development projects carried out under the Ventura General Plan Update would generate construction- and operational-related emissions. Such emissions may result in adverse impacts to local air quality. However, implementation of Mitigation Measures AQ-1 and AQ-2 and proposed policies and compliance with existing regulations would reduce construction and operational emissions such that it would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant with mitigation incorporated.	<p><b>AQ-1: Adopt and Implement a New General Plan Policy that Requires Construction HRA.</b> To reduce impacts of substantial pollutant concentrations on sensitive receptors, the City shall adopt the following General Plan policy in the Conservation Element to be implemented as part of the project approval process:</p> <p><b>Policy M-1.21:</b> Require applicants of new development that is within 1,000 feet of sensitive receptors, will take longer than 2 months, or does not utilize construction equipment that reduces emissions by USEPA Tier 4 certification, fitted with Level 3 Diesel Particulate Filter, or uses alternative fuel to prepare a construction health risk assessment (HRA) to identify potential health risk impacts in accordance with OEHHA and VCAPCD applicable rules and guidelines. Based on the results of the HRA, the City shall require mitigation measures as necessary to reduce potential exposure to toxic air contaminants to below an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index.</p> <p><b>AQ-2: Conduct Operational HRA.</b> Prior to permit approval for warehousing or commercial land uses that would generate at least 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day, the applicant shall submit an operational HRA or submit proof that an HRA is not required to the lead agency in accordance with health risk thresholds of an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index (Chronic or Acute) to the City for review and approval. If required by the City, the operational HRA shall be prepared in accordance with the OEHHA and VCAPCD rules and guidance and mitigated to below an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index . Typical measures to reduce risk impacts may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Restricting idling on-site beyond Air Toxic Control Measures idling restrictions, as feasible</li> <li>▪ Electrifying warehousing docks</li> <li>▪ Truck Electric Vehicle (EV) Capable trailer spaces</li> <li>▪ Requiring use of newer equipment and/or vehicles</li> <li>▪ Restricting off-site truck travel through the creation of truck routes</li> </ul> <p>The operational HRA shall be provided to the City for review and concurrence prior to project approval.</p>	Less than significant
<b>Impact AQ-4:</b> The project would not create objectionable odors that could adversely affect a substantial number of people. Impacts related to odors would be less than significant.	None required	Less than significant

Impact	Mitigation Measure	Significance After Mitigation
<b>Agriculture and Forestry Resources</b>		
<p><b>Impact AG-1:</b> The Ventura General Plan Update would encourage the continued operation of existing agriculture lands and Forest lands in The Planning Area. Existing Regulations such as SOAR and proposed General Plan policies would preserve agricultural lands within the planning area. Impacts would be less than significant.</p>	None required	Less than significant
<p><b>Impact AG-2:</b> The proposed plan would not conflict with existing zoning for forest land, timberland, or timberland production, nor result in the loss of forest land or convert forest land to non-forest uses. There would be no impact.</p>	None required	Less than significant
<b>Biological Resources</b>		
<p><b>Impact BIO-1:</b> Development facilitated by the Ventura General Plan could result in direct or indirect impacts to special-status species or their associated habitats including impacts to migratory bird nest sites. Impacts would be less than significant with mitigation incorporated.</p>	<p><b>BIO-1: Add a General Plan Implementation Action to Conduct Biological Resources Screening and Assessment.</b> The City shall add the following as Implementation Program 7.2.1 under Policy 7.2 of the General Plan Parks and Open Space Element:            For projects proposed within undeveloped parcels, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources Implementation Programs (7.2.2 through 7.2.6; and 7.3.1 and 7.3.2 shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.</p> <p><b>BIO-2: Add a General Plan Implementation Action to Conduct Special-status Plant Species Surveys.</b> The City shall add the following as Implementation Program 7.2.2 under Policy 7.2 of the General Plan Parks and Open Space Element:            If the project-specific Biological Resources Screening and Assessment under Implementation Program 7.2.1 determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval.</p> <p><b>BIO-3: Add a General Plan Implementation Action to Avoid, Minimize, or Mitigate Special-status Plant Species.</b> The City shall add the following as Implementation Program 7.2.3 under Policy 7.2 of the General Plan Parks and Open Space Element:            If federally and/or state-listed or CRPR 1B or 2 species are found during special-status plant surveys pursuant to Implementation Program 7.2.2, and would be directly impacted, or there would be a population-level impact to non-listed sensitive species, then the project shall be re-designed to avoid impacting those plant species, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm.</p> <p><b>BIO-4: Add a General Plan Implementation Action to Prepare a Habitat Restoration Plan.</b> The City shall add the following as Implementation Program 7.2.4 under Policy 7.2 of the General Plan Parks and Open Space Element:            If federally or state-listed plants or non-listed special-status CRPR 1B and 2 plant populations identified during special status plant surveys pursuant to Implementation Program 7.2.2, cannot be avoided, and will be impacted by development, all impacts shall be mitigated by the applicant at a ratio not lower than 1:1 per acre of impact (and 1:1 per tree), and to be determined by the City (in coordination with CDFW and USFWS as and if applicable) for each species as a component of habitat restoration. A qualified biologist shall prepare and submit a restoration plan to the City for review and approval prior to City approval of project plans. (Note: if a federally and/or state-listed plant species will be impacted, the restoration plan shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies.) The restoration plan shall include, at a minimum, the following components:</p>	Less than significant

Impact	Mitigation Measure	Significance After Mitigation
	<ol style="list-style-type: none"> <li>1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type).</li> <li>2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved).</li> <li>3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values).</li> <li>4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan).</li> <li>5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule).</li> <li>6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports).</li> <li>7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist.</li> <li>8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria.</li> <li>9. Notification of completion of compensatory mitigation and agency confirmation.</li> <li>10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).</li> <li>11. All nursery plants used in restoration shall be inspected for sudden oak death.</li> </ol> <p><b>BIO-5: Add a General Plan Implementation Action to Conduct Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys.</b> The City shall add the following as Implementation Program 7.2.5 under Policy 7.2 of the General Plan Parks and Open Space Element: If the results of the project-specific biological analysis from Implementation Program 7.2.1 determine that suitable habitat may be present for federal or state listed, candidate, or proposed species, protocol habitat assessments/surveys shall be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the applicant shall complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)</p> <p><b>BIO-6: Add a General Plan Implementation Action to Avoid and Minimize Endangered/Threatened Animal Species.</b> The City shall add the following as Implementation Program 7.2.6 under Policy 7.2 of the General Plan Parks and Open Space Element: If the project-specific Biological Resources Screening and Assessment from Implementation Program 7.2.1 determines that there is potential for significant impacts to aquatic and/or terrestrial animal species, the following shall be implemented:</p> <ol style="list-style-type: none"> <li>1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.</li> <li>2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed outside of the breeding season of sensitive aquatic species, if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and may be subject to regulatory agency approval.</li> <li>3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.</li> <li>4. No endangered/threatened species shall be captured and relocated without express permission within a permit from the CDFW and/or USFWS.</li> <li>5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.</li> <li>6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.</li> </ol>	

Impact	Mitigation Measure	Significance After Mitigation
	<ol style="list-style-type: none"> <li>7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet, or at a distance as determined by a qualified biologist, from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies.</li> <li>8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland.</li> <li>9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment.</li> <li>10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.</li> <li>11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Ventura County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits.</li> <li>12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation Measure BIO-1). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state “take” authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction.</li> </ol>	
	<p><b>BIO-7: Add a General Plan Implementation Action to Conduct Pre-Construction Bird Surveys, Implement Avoidance Measures, and Provide Notification.</b> The City shall add the following as Implementation Program 7.3.1 under Policy 7.3 of the General Plan Parks and Open Space Element:</p> <p>For all future development facilitated by the Ventura General Plan, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radii surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors, but shall be adjusted as necessary by a qualified biologist. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Ventura region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall require that construction causing those changes cease and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Ecologically Sensitive Area” and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.</p> <p>Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.</p>	
	<p><b>BIO-8: Add a General Plan Implementation Action to Conduct Pre-construction Crotch’s Bumblebee Surveys and Implement Avoidance Measures.</b> The City shall add the following as Implementation Program 7.3.2 under Policy 7.3 of the General Plan Parks and Open Space Element:</p> <p>For construction activities located in vacant or undeveloped areas containing open grasslands, shrublands, or chaparral, a habitat assessment for Crotch’s bumblebee shall be performed by a qualified biologist knowledgeable and experienced with Crotch’s bumblebee and the habitat in which they occur. If the biologist determines that suitable habitat for Crotch’s bumblebee is present, a focused survey shall be performed during the species’ active flight period for Crotch’s bumblebee and peak blooming period of nectar and pollen sources (May 1 through July 31). The Crotch’s bumblebee survey shall be conducted on foot and shall encompass the entirety of a project site and focus on areas that allow for the highest probability of detection, such as high abundance nectar or pollen sources and rodent burrows that may be used for breeding and nesting. If Crotch’s bumblebee is determined to be present, the project proponent shall map the locations of the observed bumblebee, areas of abundant</p>	

Impact	Mitigation Measure	Significance After Mitigation
	nectar or pollen sources, and any active nesting sites. A report summarizing the results of the habitat assessment and focused survey (if required) shall be prepared by the qualified biologist and shall be submitted to the City prior to the commencement of construction activities. Further, consultation with the CDFW will be necessary in the event Crotch's bumblebee was observed within a project site and an Incidental Take Permit, in accordance with the California Endangered Species Act, may be required prior to initiating any ground disturbance on the site.	
<b>Impact BIO-2:</b> The proposed project would not have a substantial adverse effect on riparian habitats, sensitive natural communities, or wetlands. Therefore, these impacts would be less than significant.	None required	Less than significant
<b>Impact BIO-3:</b> Implementation of the proposed project would not substantially impede the movement of native resident or migratory fish or wildlife species, or conflict with established native resident or migratory wildlife corridors. Therefore, this impact would be less than significant.	None required	Less than significant
<b>Impact BIO-4:</b> Development facilitated by the Ventura General Plan would be required to conform with applicable local policies and ordinances protecting biological resources. Therefore, this impact would be less than significant.	None required	Less than significant
<b>Impact BIO-5:</b> Implementation of the Ventura General Plan would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur. .	None required	Less than significant
<b>Cultural Resources</b>		
<b>Impact CUL-1:</b> Development facilitated by the proposed plan would have the potential to cause adverse changes to the significance of historical resources. Compliance with proposed Ventura General Plan Update goals and policies would potentially reduce impacts however, impacts would remain significant and unavoidable.	No mitigation measures available to reduce impacts.	Significant and unavoidable
<b>Impact CUL-2:</b> Ground-disturbing activities associated with development facilitated by the Ventura General Plan Update could result in disturbance or damage to archaeological resources. This impact would be significant and unavoidable.	No mitigation measures available to reduce impacts.	Significant and unavoidable
<b>Impact CUL-3:</b> Ground disturbance associated with development facilitated by proposed plan could potentially disturb or damage known or unknown human remains. This impact would be less than significant with adherence to existing regulations.	None required	Less than significant
<b>Energy</b>		
<b>Impact E-1:</b> Development and population growth facilitated by the project would result in an increase of overall consumption of energy compared to existing conditions. However, the project is based on a land-use strategy that would promote greater overall energy efficiency in community and municipal operations. Ventura General Plan Update goals and policies would ensure that development would comply with existing energy efficiency regulations and would incorporate these GHG reduction goals and policies in new development. As such, the consumption of energy resources by development facilitated under the project would not be wasteful, inefficient, or result in unnecessary energy consumption, and impacts would be less than significant.	None required	No impact
<b>Impact E-2:</b> Construction and operation of projects facilitated by the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact would occur.	None required	No impact
<b>Geology and Soils</b>		
<b>Impact GEO-1:</b> Construction of new development facilitated by the Ventura General Plan Update may exacerbate seismic hazards risk, such as liquefaction or landslides. However, adherence to requirements of the California Building Code and implementation of Ventura General Plan Update goals and policies would minimize the potential for loss, injury, or death following a seismic event, landslide, liquefaction, or other geologic hazards. This impact would be less than significant.	None required	Less than significant

Impact	Mitigation Measure	Significance After Mitigation
<p><b>Impact GEO-2:</b> Construction of development facilitated by the Ventura General Plan Update would include ground disturbance that would result in loose or exposed soil that could result in the loss of topsoil. Compliance with the Construction General Permit, the California Building Code, and City Municipal Code would minimize the potential for erosion and loss of topsoil and would ensure this impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact GEO-3:</b> Development facilitated by the Ventura General Plan Update would occur where existing sewer systems are present. Therefore, implementation of the Ventura General Plan Update would not result in a significant impact to soils that are incapable of supporting septic tanks or alternative wastewater disposal systems. No impact would occur.</p>	None required	No impact
<p><b>Impact GEO-4:</b> Development facilitated by the Ventura General Plan Update has the potential to impact paleontological resources. Impacts would be less than significant with mitigation incorporated.</p>	<p><b>GEO-1: Protection of Paleontological Resources.</b> The City shall add policies providing for the protection of paleontological resources to the Ventura General Plan Update prior to its adoption. These policies shall include the following stipulations:</p> <ul style="list-style-type: none"> <li>▪ A Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), must be retained to conduct a paleontological resources analysis prior to the initiation of projects involving ground disturbance to determine whether there is a potential for the project to significantly impact paleontological resources. This paleontological resources analysis shall be conducted according to SVP guidelines for a ‘paleontological resource impact assessment.’</li> <li>▪ If potential impacts to paleontological resources are found to be significant, then the paleontological resources analysis shall include recommended measures to mitigate those impacts, which may include, but are not limited to: retention of a Qualified Professional Paleontologist to oversee the paleontological mitigation program; drafting a Paleontological Resources Mitigation and Monitoring Program; Worker’s Environmental Awareness Program, construction monitoring; bulk matrix sampling; methods for the recovery, preparation, and curation of discovered paleontological resources; and final mitigation report.</li> </ul>	Less than significant
<b>Greenhouse Gas Emissions</b>		
<p><b>Impact GHG-1:</b> Development facilitated by the project would be consistent with local, regional, and State reduction plans and goals. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. this impact would be less than significant.</p>	None required	No impact
<p><b>Impact GHG-2:</b> Development facilitated by the project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Implementation of Mitigation Measure GHG-1 would reduce emissions to below the per service population thresholds. Therefore, this impact would be less than significant with mitigation.</p>	<p><b>GHG-1: Natural Gas Reduction.</b> Development facilitated by the General Plan Update shall be electric only with no natural gas hook-ups to the project site to the extent feasible. Where commercial projects absolutely require a natural gas connection, emissions from natural gas shall be offset by an increase in on-site or city-wide renewable energy. Compliance with this mitigation measure will be a condition of approval for projects developed under the Ventura General Plan Update.</p>	Less than significant
<b>Hazards and Hazardous Materials</b>		
<p><b>Impact HAZ-1:</b> Implementation of the Ventura General Plan Update could result in an incremental increase of the overall routine transport, use, storage, and disposal of hazardous materials. However, compliance with applicable regulations related to the handling, transport, disposal, and storage of hazardous materials and adherence to the Ventura General Plan Update policies would minimize the risk of spills and the public’s potential exposure to these substances and reduce the risk of adverse impacts of hazardous materials. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HAZ-2:</b> Development facilitated by the Ventura General Plan Update could result in an incremental increase of use of hazardous materials in proximity to schools within the City of Ventura. Adherence to regulatory requirements would ensure impacts would be less than significant.</p>	None required	Less than significant
<p><b>Impact HAZ-3:</b> Implementation of the Ventura General Plan Update would comply with applicable regulations and would include a policy to minimize the potential for development to be located on a hazardous materials site. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HAZ-4:</b> Development facilitated by the Ventura General Plan Update would not occur within two miles of a public airport and would not result in a safety hazard or excessive noise for people residing or working in the city.</p>	None required	No impact
<p><b>Impact HAZ-5:</b> Development facilitated by the Ventura General Plan Update would adhere to applicable State and local regulations to ensure consistency with adopted emergency response and emergency evacuation plans. This impact would be less than significant.</p>	None required	Less than significant

Impact	Mitigation Measure	Significance After Mitigation
<p><b>Impact HAZ-6:</b> The Ventura General Plan Update includes policies to minimize wildland fire risk. Development facilitated by the proposed plan would adhere to the California Fire Code which would reduce potential exposure to significant risk of loss, injury, or death involving wildland fires. Therefore, this impact would be less than significant.</p>	None required	Less than significant
<b>Hydrology and Water Quality</b>		
<p><b>Impact HYD-1:</b> Construction and operation of future projects facilitated by the Ventura General Plan Update would not violate water quality standards or degrade groundwater quality. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-2:</b> Development facilitated by the Ventura General Plan Update would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-3:</b> Development facilitated by the Ventura General Plan Update would not alter the existing drainage pattern in a manner that would result in substantial erosion or siltation; substantially increase the rate or amount of runoff resulting in flooding; create runoff that would exceed capacity of stormwater drainage systems; or redirect flood flows. Impacts would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-4:</b> Development facilitated by the Ventura General Plan Update may occur in flood hazard areas. Compliance with applicable municipal code requirements and Ventura General Plan Update policies would ensure development within areas subject to inundation would be sited, designed, and constructed as to not exacerbate risks from release of pollutants from inundation. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-5:</b> Development facilitated by the Ventura General Plan Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This impact would be less than significant.</p>	None required	Less than significant
<b>Land Use and Planning</b>		
<p><b>Impact LU-1:</b> The Ventura General Plan Update retains and continues the Planning Area’s existing street system and protects its established communities. It would therefore not divide an established community, and impacts would be less than significant.</p>	None required	Less than significant
<p><b>Impact LU-2:</b> Because the Ventura General Plan Update and its policies are consistent with SCAG’S 2024 RTP/SCS and other applicable plans, the Ventura General Plan Update would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.</p>	None required	Less than significant
<b>Noise</b>		
<p><b>Impact NOI-1:</b> Construction of individual projects carried out under the proposed project would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development carried out under the proposed project would also introduce new noise sources and contribute to increases in operational noise. Implementation of Mitigation Measure NOI-1 and the continued regulation of noise, consistent with the City Code and implementation of policies from the proposed Ventura General Plan Update would minimize disturbance to adjacent land uses. stationary operational would not exceed standards. However, construction and Traffic noise impacts would be significant and unavoidable even with mitigation.</p>	<p><b>NOI-1: Measures to Reduce Construction Noise.</b> To minimize noise during construction, the City of Ventura shall require construction contractors to implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Ventura Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.</p> <ul style="list-style-type: none"> <li>▪ <b>Mufflers.</b> During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers’ standards.</li> <li>▪ <b>Stationary Equipment.</b> All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.</li> <li>▪ <b>Equipment Staging Areas.</b> Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.</li> <li>▪ <b>Electrically-Powered Tools and Facilities.</b> Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.</li> </ul>	Significant and unavoidable

Impact	Mitigation Measure	Significance After Mitigation
	<ul style="list-style-type: none"> <li>▪ <b>Noise Disturbance Coordinator.</b> The project applicant shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.</li> <li>▪ <b>Temporary Noise Barriers.</b> Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater) and there are sensitive receptors within 500 feet of the construction site. Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.</li> </ul>	
<p><b>Impact NOI-2:</b> Construction of individual projects carried out under the proposed project would temporarily generate groundborne vibration, potentially affecting nearby land uses. Operation of development carried out under the proposed project would not result in substantial groundborne vibration. This impact would be less than significant with mitigation.</p>	<p><b>NOI-2: Measures to Reduce Construction Vibration.</b> To reduce potential construction vibration impacts, the City of Ventura shall require the following:</p> <p>Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these construction activities to below the City’s vibration thresholds. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City’s architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative construction equipment with lower vibration levels would be used, such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring using vibration monitoring tools and methods that are determined necessary shall be conducted to ensure the City’s vibration thresholds are not exceeded.</p>	<p>Less than significant</p>
<p><b>Impact NOI-3:</b> The proposed project would not expose people residing or working the Plan Area to excessive noise levels from airport land use. There would be no impact.</p>	<p>None required</p>	<p>No impact</p>
<b>Population and Housing</b>		
<p><b>Impact POP-1:</b> Implementation of the Ventura General Plan Update would facilitate new growth within the City of Ventura. However, growth would not be considered substantially unplanned as the Ventura General Plan Update serves as a growth management tool meant to support current and future needs of the city. Impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact POP-2:</b> Implementation of the Ventura General Plan Update would not result in the displacement of substantial numbers of housing or people. The Ventura General Plan Update would facilitate the development of new housing in accordance with State and local housing requirements, while preserving existing residential neighborhoods. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<b>Public Services and Recreation</b>		
<p><b>Impact PSR-1:</b> Implementation of the Ventura General Plan Update would add new population, generating additional need for fire and police protection services. Proposed Ventura General Plan Update policies would reduce impacts associated with the provision of fire and police protection services. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact PSR-2:</b> Development under the Ventura General Plan Update would facilitate development that would add school aged children to the city’s population. However, facilities have adequate capacity and new development would be required to pay impact fees which would result in less than significant impacts with regard to the provision of school facilities.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact PSR-3:</b> Development facilitated by the Ventura General Plan Update would result in an increase in the City’s population and increased demand for library services, which may require the provision of new or physically altered library facilities. However, new facilities would be located within infill areas, and impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>

Impact	Mitigation Measure	Significance After Mitigation
<b>Impact PSR-4:</b> Future development facilitated by the Ventura General Plan Update would increase the population in the Planning Area, which could increase the use of parks and recreational facilities. Adherence to the Ventura General Plan Update policies would ensure impacts related to parks and recreational facilities would be less than significant.	None required	Less than significant
<b>Transportation</b>		
<b>Impact TRA-1:</b> The Ventura General Plan Update would not conflict with the CTP, Connect SoCal, the ATP, the BMP, or any other applicable program, plan, ordinance, or policy relevant to the transportation system. This impact would be less than significant.	None required	Less than significant
<b>Impact TRA-2:</b> The 2050 VMT per service population, facilitated by the Ventura General Plan Update, is not forecasted to exceed the threshold. As a result, the proposed project would be consistent with CEQA Guidelines section 15064.3, subdivision (b). This impact would be less than significant.	None required	Less than significant
<b>Impact TRA-3:</b> The Ventura General Plan Update would not substantially increase hazards due to geometric design features or incompatible uses. This impact would be less than significant.	None required	Less than significant
<b>Impact TRA-4:</b> Development facilitated by the Ventura general Plan Update would adhere to existing State and City requirements for emergency access. Therefore, the proposed project would not result in inadequate emergency access. This impact would be less than significant.	None required	Less than significant
<b>Tribal Cultural Resources</b>		
<b>Impact TCR-1:</b> The proposed plan could potentially adversely impact tribal cultural resources; however, adherence to the requirements of SB 18 and AB 52 would reduce impacts. With mitigation to protect tribal cultural resources, impacts would be less than significant.	<b>TCR-1: Suspend work around Tribal Cultural Resources identified during construction.</b> In the event that cultural resources of Native American origin are identified during construction of a project facilitated by the Ventura General Plan Update, all earth-disturbing work in the vicinity of the find shall be temporarily suspended or redirected by a contractor on a project site until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and, thus, significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with local Native American group(s). The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	Less than significant
<b>Utilities and Service Systems</b>		
<b>Impact UTIL-1:</b> Development facilitated by the Ventura General Plan Update would increase demand for additional utility infrastructure; however, no substantial relocation or construction of utility facilities or services would be required to serve Ventura General Plan Update buildout beyond existing conditions. Therefore, impacts would be less than significant.	None required	Less than significant
<b>Impact UTIL-2:</b> The overall growth anticipated by The Ventura General Plan Update would generate additional water demand in Ventura that could exceed projected water supplies. With the implementation of Ventura Water Pure project and State Water Project entitlements, water supply for the city would increase. As such, water supply through 2050 would be sufficient to accommodate anticipated demand from implementation of the Ventura General Plan Update. Impacts would be less than significant.	None required	Less than significant
<b>Impact UTIL-3:</b> The Ventura General Plan Update would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. Growth and development facilitated by the Ventura General Plan Update would be developed in accordance with solid waste reduction statutes and regulations. Impacts would be less than significant.	None required	Less than significant
<b>Wildfire</b>		
<b>Impact W-1:</b> The proposed plan includes policies to address emergency access, response, and preparedness. the proposed plan would not substantially impair an adopted emergency response plan or emergency evacuation plan. This impact would be less than significant.	None required	Less than significant
<b>Impact W-2:</b> The proposed plan includes policies to ensure development would not exacerbate wildfire risk due to slope, prevailing winds, or other factors. Furthermore, development facilitated by the proposed plan would adhere to the CFC and be reviewed by Ventura City Fire Department to ensure wildfire risk would not be exacerbated. Therefore, this impact would be less than significant.	None required	Less than significant

Impact	Mitigation Measure	Significance After Mitigation
<b>Impact W-3:</b> The proposed plan would not require the installation or maintenance of substantial infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment associated with fire risk. Therefore, this impact would be less than significant.	None required	Less than significant
<b>Impact W-4:</b> The proposed plan includes wildfire resiliency policies to reduce potential risks from flooding or landslides due to wildfire. Therefore, this impact would be less than significant.	None required	Less than significant