NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING FOR THE VELLO RETREAT RESIDENTIAL PROJECT

Pursuant to the State of California Public Resources Code (PRC) Section 21092 and the California Environmental Quality Act (CEQA) Guidelines Section 15072, this Notice of Intent is to advise the public that the City of Ventura Community Development Department (City) has prepared an Initial Study for the Vello Retreat Project (project) and proposes to adopt a Mitigated Negative Declaration for the project.

PROJECT TITLE: Vello Retreat Residential Project

PROJECT DESCRIPTION: The project applicant is requesting for the annexation of Assessor's Parcel Number (APN) 069-0-020-015 from unincorporated Ventura County land into the City of Ventura. This action also requires a zone change from the County's Light Industrial zoning designation to the City's Residential Planned Development (RPD)-7U zone, and approval of a Tentative Tract Map. The project involves the development of 117 residential units, including 24 two-story single-family units, 11 three-story single-family units, and 82 three-story two-family units in 41 buildings, totaling 76 residential buildings. Ten percent (12 units) would be affordable units for moderate-income households. The project would include 297 parking spaces (234 private garage spaces and 63 guest spaces). The project also involves the development of recreational amenities for residents, including a community park, tot lot, dog park, paseo, greenbelt, and other common open spaces.

PROJECT LOCATION: The project site encompasses 17.54 acres and is identified by APN 069-0-020-015 in unincorporated Ventura County, California. The project site is located off of North Ventura Avenue, where it intersects with School Canyon Road.

HAZARDS: The project site is not on any of the lists enumerated under Government Code Section 65962.5 including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

PUBLIC COMMENT PERIOD: The public comment period for the Initial Study-Mitigated Negative Declaration begins on September 1, 2026, and ends on October 1, 2026 (a 30-day period). The public and all affected agencies are hereby invited to review the Initial Study-Mitigated Negative Declaration and submit written comments. Written comments must be received by 5:00 p.m. on the last day of the review period and shall be addressed to:

Shanna Farley, Planning Manager
City of Ventura Community Development Department
501 Poli Street
Ventura, California 93001
sfarley@cityofventura.ca.gov (805) 677-3959

PUBLIC HEARING: City staff anticipate the City of Ventura Planning Commission will consider the item in Fall or Winter of 2026. The hearing will be held at the City Council Chambers at 501 Poli Street, Ventura, California 93001, and notices will be sent prior to the meeting consistent with State and local requirements. City of Ventura City Council consideration of the project will tentatively occur in Winter of 2026 or 2027.

DOCUMENT AVAILABILITY: The Initial-Study-Mitigated Negative Declaration are available for public review at the City of Ventura located 501 Poli Street, Room 117, Ventura, California 93001. Walk-in hours for public review are Monday through Thursday, 8am-1pm, or by appointment 1pm-3pm. The public counter is closed Fridays.

The document can also be viewed electronically on the City's website here:
https://www.cityofventura.ca.gov/2053/Environmental-Docs-Local-Coastal-Program

A hardcopy of the document has also been provided at the following library for viewing:

Avenue Library
606 North Ventura Avenue
Ventura, California 93001