



**NOTICE OF AVAILABILITY OF THE DRAFT  
MITIGATED NEGATIVE DECLARATION FOR  
CONDITIONAL USE PERMIT, REZONE AND  
LEASE AGREEMENT APPLICATIONS FOR  
THE VENTURA BOTANICAL GARDENS  
MASTER PLAN**

The City of San Buenaventura (Ventura), a lead agency, announces the availability of a Draft Mitigated Negative Declaration (MND) for Conditional Use Permit (CUP), Rezone and Lease Agreement applications for the Ventura Botanical Gardens (VBG) Master Plan.

**Project Title:** Project No. 5810, UP-1-13-14353, Z-4-15774, EIR-1-13-14355

**Project Applicant:** VBG, Inc.

**Review Period:** November 19, 2014 through December 10, 2014 by 5 PM.

**Document Availability:** The draft MND for CUP, Rezone and Lease Agreement applications are available for review at the Planning Counter of Ventura City Hall, 501 Poli Street, Room 117, Ventura CA 93001. The documents will also be available at the following public libraries in the City of Ventura: E.P. Foster Library, 651 E. Main Street; and Avenue Library, 606 N. Ventura Avenue. An electronic version can be downloaded from the City of Ventura website: <http://www.cityofventura.net/cd/planning/EIRs>

**Public Hearing:** A public hearing on this project is tentatively scheduled before the City of Ventura Planning Commission on:

Date: Wednesday, January 14, 2015  
Time: 6:00 p.m. or as soon thereafter as possible  
Location: City Hall Council Chambers, 501 Poli Street, Ventura CA

Separate public noticing confirming the date, time and location will be provided prior to the public hearing.

**Project Location:** The project site is located within Grant Park, which is owned by the City of Ventura and is located just north of Downtown at 398 Ferro Drive. The roughly triangular, approximately 106.98 acre site is intersected by Ferro Drive, Brakey Road, and Summit Drive. The site's southern boundary is an east/west trending line that is roughly centered immediately behind the City Hall lower parking lot, extending roughly ¼ mile to the east and ¼ mile to the west from this location. The site's eastern boundary extends approximately ½ mile in a north/south direction roughly aligned with Fir Street. The site's western boundary extends for approximately ¾ mile in a northeast/southwest direction, and corresponds approximately to the top of the ridgeline overlooking the Ventura River Valley, except in the southern part of the site, where it extends west to the bottom of this hillside and to the back property lines of homes along Cedar Street and Ferro Drive. The area of the Serra Cross monument is under separate ownership and is not a part of the project site for the CUP.

**Project Description:** The proposed project (VBG Master Plan) is a Master Plan for the creation of a botanical garden on the project site with an ecological emphasis on the Ventura Coast and its relationship to region of the world which share its Mediterranean biome. The VBG Master Plan represent the VBG's plan for gardens and associated facilities that would be developed in phases over the roughly 30-year implementation of the Master Plan as funding is secured and the needs of VBG and the public evolve. VBG, Inc. proposes to lease the land from the City through a Lease Agreement. The VBG Master Plan includes the following elements: gardens; trails; and support facilities including buildings and vehicular circulations and parking areas. The VBG would be organized into six different garden areas (California Garden, Chilean Garden, Mediterranean Garden, Australia Garden, Cape Garden, and The Ramble) and four different zones (Welcome Zone, Heritage Zone, Discovery Zone, and Horticulture Zone). The gardens would contain planting representative of their respective biomes, as well as trails and other garden features. All buildings proposed under the Master Plan would be located within the four zones, which would each serve a different visitor-serving function, such as a restaurant, event and education centers, administrative office, and maintenance and services.

Vehicular access to the site would be from Ferro Drive, Brakey Road, the City Hall driveway and upper parking lot, and Summit Drive. The Master Plan proposes to close Brakey Road to vehicular access at the project site boundary, but maintain accessibility for pedestrians, emergency vehicle access, and a proposed internal tram to circulate to all proposed zones of the botanical garden facility. The Serra Cross area would continue to be accessible to vehicles via Ferro Drive. The Master Plan also proposes a mechanized vertical access that would connect the City Hall upper parking to the Ramble (Brakey Road).

The project also includes a "consistency" rezone for from Residential zoning (R-1-1-AC, R-1-7, and R-3-5) to Park (P) zoning for the entirety of Grant Park lands inclusive of the project site.

**Significant Environmental Effects:** No unavoidable significant environmental impacts have been identified in the draft MND analysis for the VBG Master Plan.

**Hazardous Waste Sites:** The project site is not on any of the lists enumerated under California 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.

**Comments/Contact Person:** All inquiries should be directed to Dave Ward, AICP, Planning Manager at (805) 677-3964. All comments concerning the draft MND should be provided in writing and received on or before 5:00 PM, December 10, 2014. Written comments may be mailed to: Dave Ward, City of Ventura, 501 Poli Street, Ventura CA 93001 or faxed at (805) 654-7560 or email: [dward@ci.ventura.ca.us](mailto:dward@ci.ventura.ca.us)

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