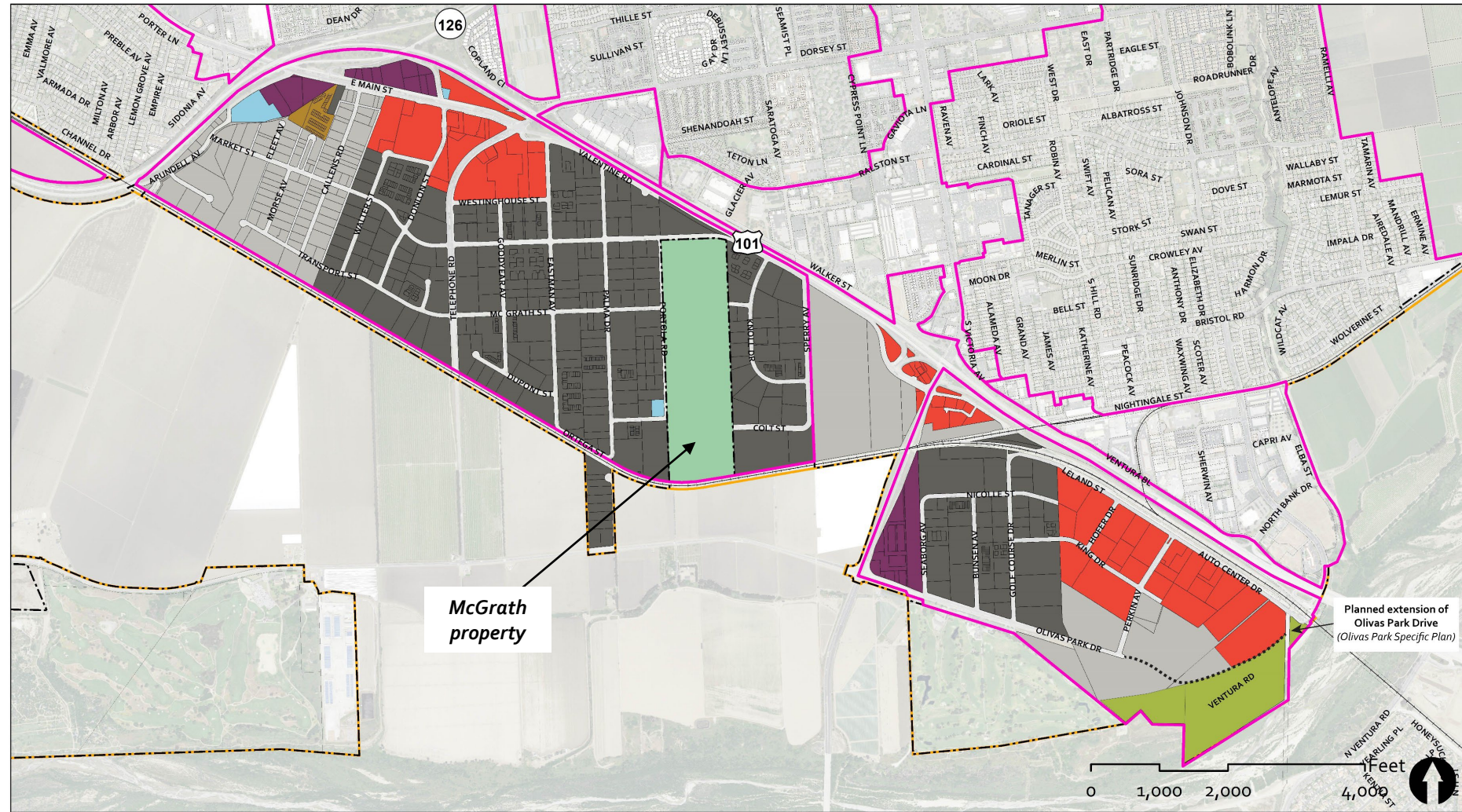


Arundell & North Bank

Arundell & North Bank - "Base" Designations

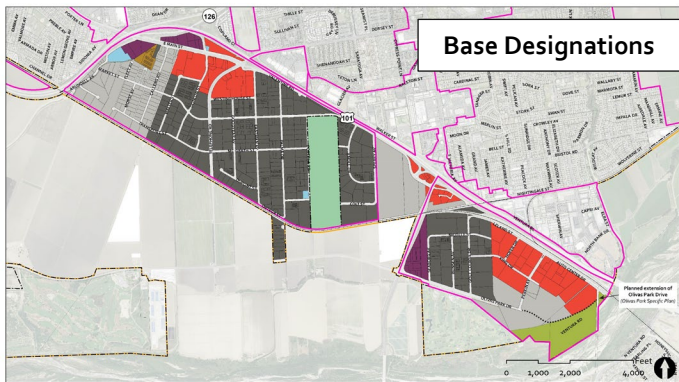
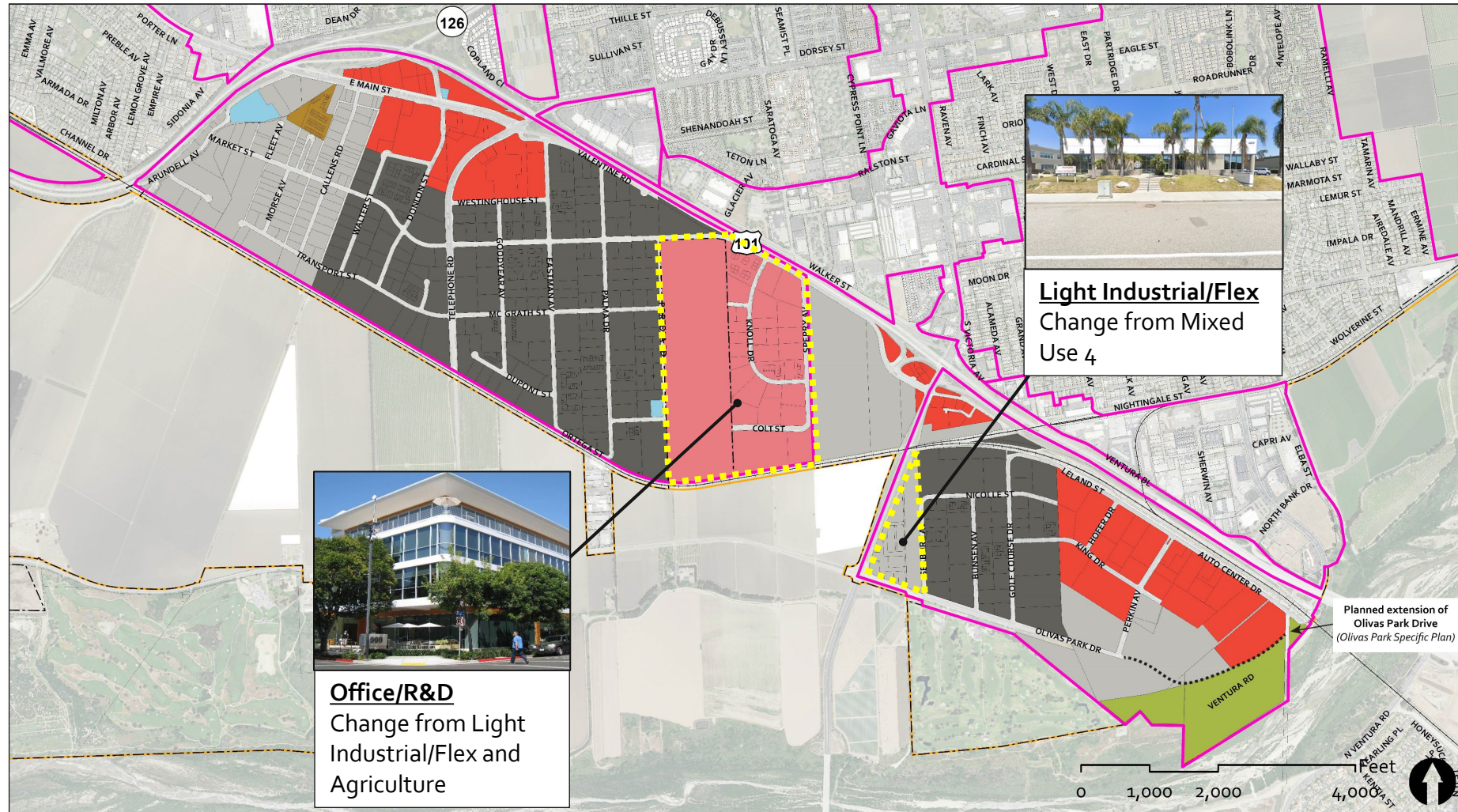
- Maintains Arundell and North Bank as employment and retail areas that provide jobs for residents and contribute to the City's tax base.
- Maintains strong job focus with mix of General/Heavy Industrial, Light Industrial/Flex, and commercial uses.
- Implements the Olivas Park Specific Plan and the Auto Center Specific Plan.



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

Arundell & North Bank - Core

- Expands area as a job center with the addition of Office/R&D on the McGrath property and area to the east.
- Continues strong retail focus at shopping centers in Arundell and auto dealers in North Bank.
- Removes potential for residential in Arundell and North Bank by converting mixed use parcels to Light Industrial/Flex and Commercial.

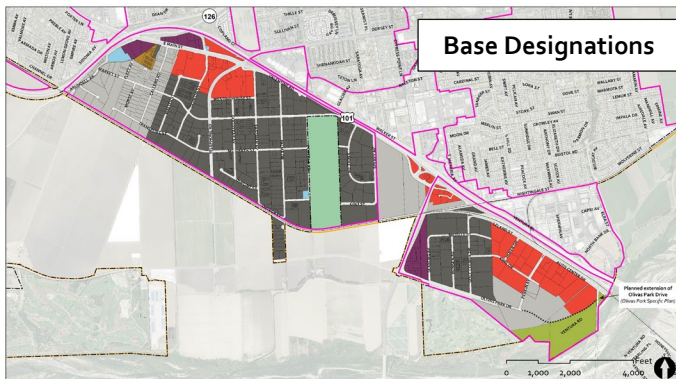
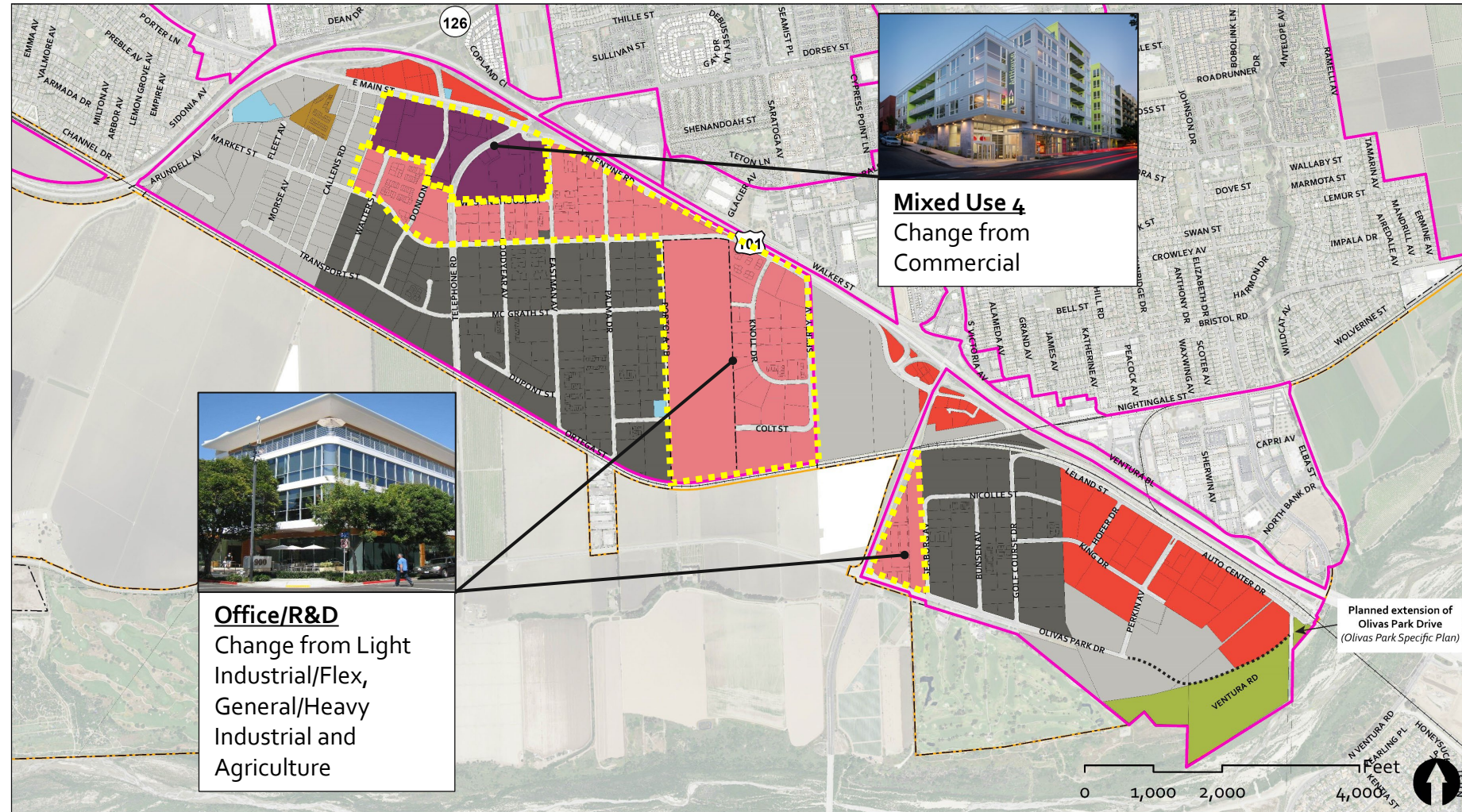


Ventura City Limits	Railroad	Mobile Home Exclusive	Light Industrial/Flex	Public (General)
Sphere of Influence		Mixed Use 4	General/Heavy Industrial	Park
Areas of Discussion		Commercial	Office/R&D	

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

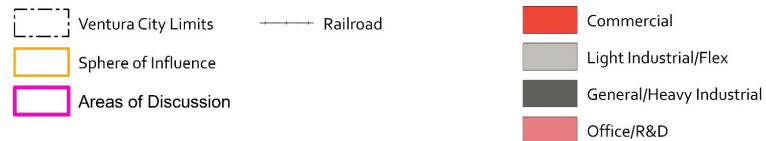
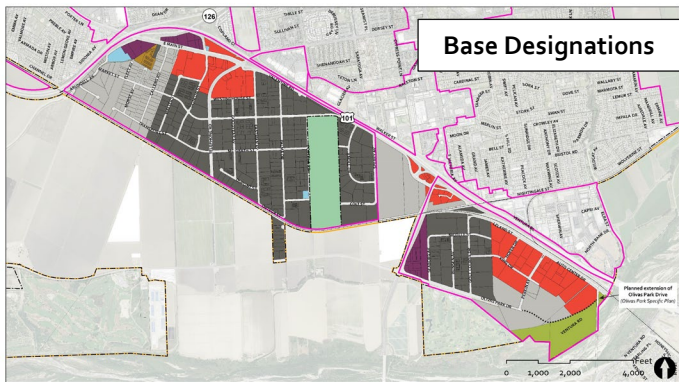
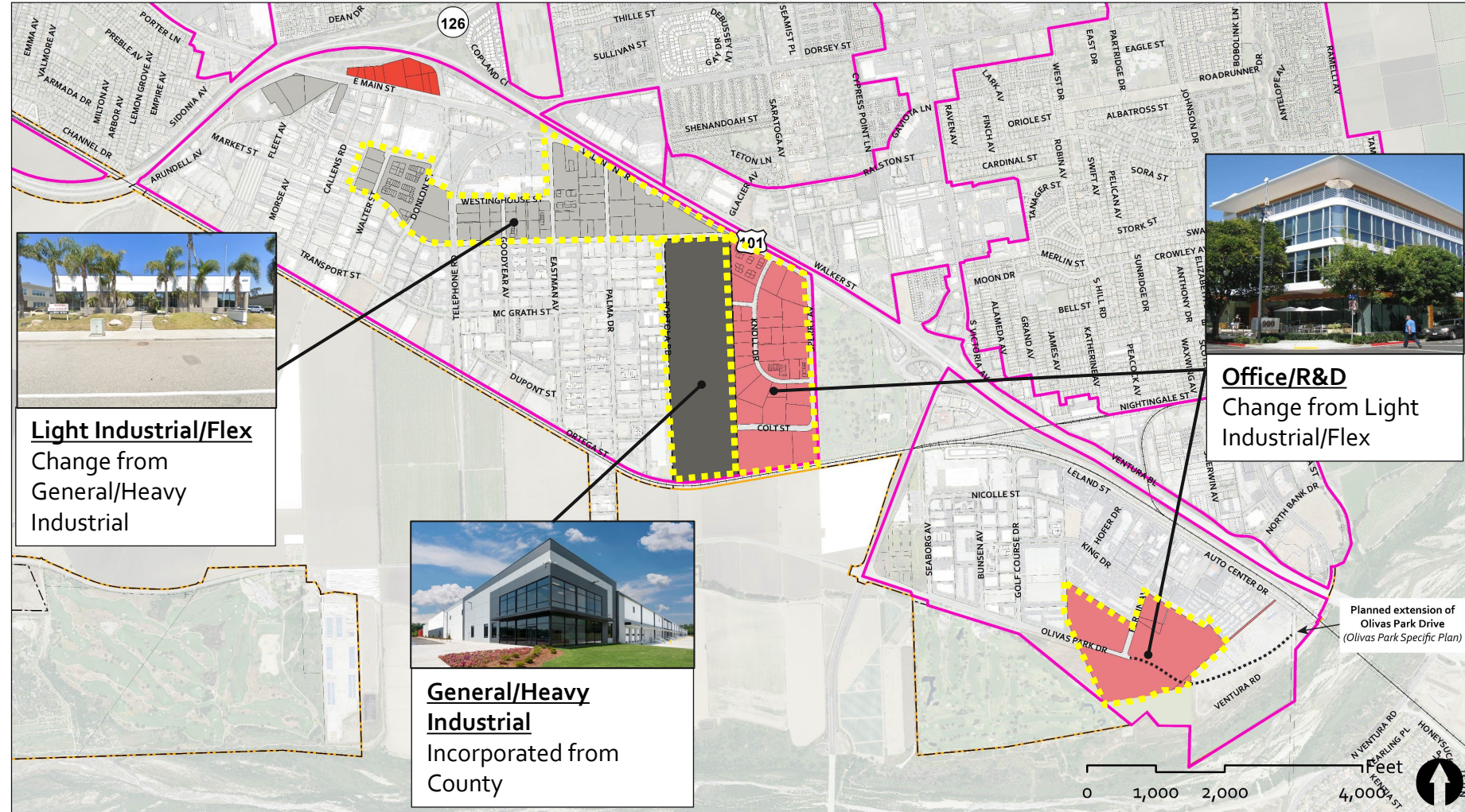
Arundell & North Bank - Expansion

- Integrates housing and expands job potential by designating large portions of the area to Office/R&D.
- Creates a high-density, mixed-use area south of 101 to integrate housing with jobs.
- Focuses on job expansion by redesignating large portions of Arundell and a small area of North Bank to Office/R&D, including on the McGrath property. *(Note: any annexation will be property-owner initiated and go through an approval process)*



Arundell & North Bank - Distributed

- Expands job focus by converting some areas of Arundell from General/Heavy Industrial to Light/Industrial Flex.
- Converts some areas to Office/R&D to change the mix of jobs.
- Considers the McGrath property as General/Heavy Industrial to provide additional space for these uses. *(Note: any annexation will be property-owner initiated and go through an approval process)*



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)