

EXHIBIT 2, BH-1

Clean Version of Proposed Non-Coastal Zoning
Ordinance Amendments

County-Initiated Proposed Ordinance Amending
Articles 2, 5, 7, and 19 of the Ventura County
Non-Coastal Zoning Ordinance to Include a
Definition, Use Category, and Acres Limitation for
Phase I of the Renewable Energy Program
Case No. PL24-0019

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ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA
AMENDING DIVISION 8, CHAPTER 1, ARTICLES 2, 5, 7, AND 19 OF THE VENTURA
COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE TO AMEND
THE DEFINITION FOR “ENERGY PRODUCTION FROM RENEWABLE SOURCES”
AND INCLUDE A DEFINITION, USE CATEGORY, AND ACREAGE LIMITATION FOR
“ENERGY STORAGE” FACILITIES IN CERTAIN ZONES**

The Board of Supervisors of the County of Ventura (“County”) ordains as follows:

Section 1

**ARTICLE 2:
DEFINITIONS**

Article 2, Section 8102-0 – Application of Definitions of the Ventura County Ordinance Code is hereby amended to revise the definition of “Energy Production from Renewable Sources” and to add a definition for “Energy Storage,” to read as follows:

Energy Production from Renewable Sources and Energy Storage - Any facility, structure, or installation as a principal use that produces energy from naturally replenished sources such as, but not limited to, wind, water, sunlight, geothermal heat, or biomass, and/or facilities that store energy primarily for off-site uses.

Energy Storage – A specific type of land use under the definition “energy production from renewable sources and energy storage” that is limited to the storage of energy primarily for off-site use.

Section 2

ARTICLE 5: USES AND STRUCTURES BY ZONE

Article 5, Section 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones of the Ventura County Ordinance Code is hereby amended to rename the use category of “Energy Production from Renewable Sources” to “Energy Production from Renewable Sources and Energy Storage” and add a reference to applicable development standards, to read as follows:

Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
ENERGY PRODUCTION FROM RENEWABLE SOURCES AND ENERGY STORAGE * (3)	CUP	CUP	CUP								

Article 5, Section 8105-5 - Permitted Uses in Commercial and Industrial Zones of the Ventura County Ordinance Code is hereby amended to rename the use category of “Energy Production from Renewable Sources” to “Energy Production from Renewable Sources and Energy Storage” and to add a line item for “Energy Storage,” with a reference to applicable development standards, to read as follows:

Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

	CO	C1	CPD	M1	M2	M3
ENERGY PRODUCTION FROM RENEWABLE SOURCES AND ENERGY STORAGE (3)					CUP	CUP
Energy Storage *				PD	PD	PD

Section 3
ARTICLE 7:
STANDARDS FOR SPECIFIC USES

Article 7 – Standards for Specific Uses of the Ventura County Ordinance Code is hereby amended by adding a new **Section 8107-49 – Energy Production from Renewable Sources and Energy Storage** to read as follows:

Sec. 8107-49 – Energy Production from Renewable Sources and Energy Storage

The purpose of this Section 8107-49 is to regulate *energy production from renewable sources and energy storage* to ensure public safety and compatibility with surrounding land uses, and limit impacts to agricultural and open space lands, while providing reliable renewable energy for the community.

Sec. 8107-49.1 – Energy Storage Acreage Limitation

The total cumulative acreage for *energy storage* facilities, including accessory equipment and structures but excluding the area for ingress and egress to the facility, shall not exceed 100 acres within the combined areas of the OS (Open Space), AE (Agricultural Exclusive), and RA (Rural Agriculture) zoning districts in the unincorporated area of Ventura County. The County shall not approve any project or combination of projects that will exceed this acreage limitation.

Section 4
ARTICLE 19:
SPECIFIC STANDARDS FOR AREA PLANS

Article 19, Section 8119-1 – Old Town Saticoy Development Code of the Ventura County Ordinance Code is hereby amended to add “Energy Storage” under the heading of “Warehousing and Storage, Indoor Only,” to read as follows:

Sec. 8119-1 – Old Town Saticoy Development Code

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
WAREHOUSING AND STORAGE, INDOOR ONLY				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
Energy Storage				PD

Section 5

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

Section 6

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this ___ day of _____, 2024, by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

ABSENT: Supervisors _____

CHAIR, BOARD OF SUPERVISORS

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By _____

Deputy Clerk of the Board