

EXHIBIT 1, PC-6

Planning Commission Staff Presentation

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

This page is intentionally left blank.

March 21, 2024

Ventura County Planning Commission

Non-Coastal Zoning Ordinance Amendments for Renewable Energy Production and Storage

Case No. PL24-0019**Item No. 6A**

Resource Management Agency, Planning Division
Donald Nielsen, Case Planner
Area Plans and Resources Section

1

Presentation Overview

1. Project Background
2. Summary of NCZO Amendments
3. CEQA & Public Noticing
4. Recommended Actions



Saticoy Battery Energy Storage (Beedy Street), El Rio

2



Project Background

3

Background



- September 2020 – Board of Supervisors adopted 2040 General Plan
- February 2023 –Began implementation for Programs COS-O, HAZ-O, and Policy EV-4.4
 - COS-O: Assessment of Suitable Lands Near Electrical Transmission and Distribution Lines for Renewable Energy Priority Zone
 - EV-4.4: Identify Locations for Renewable Energy Facilities
 - HAZ-O: Solar Concentration Restriction Near Naval Base Ventura County

4

Background



September 2023 – Board of Supervisors 1st review of Renewable Energy Siting Assessment and Program for **grid-scale** facilities

Grid

Energy Transferred from Facility into the Grid for Distribution



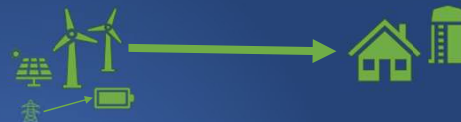
Beedy Street BESS



Fillmore Solar

Accessory

Energy Transferred from Onsite Facility to Onsite Uses



Todd Road Jail



Limoneria Ranch

5

Background – Director Determination

- November 2023 – Planning Director Use Equivalency Determination Battery Energy Storage is Equivalent to:

Energy Production from Renewable Resources

- Existing definition does not include “storage”
- Storage is necessary for production and transmission of renewable energy at night
- Now allowed in OS, AE, RA Zones

Warehousing and Storage

- Energy storage similar in function (store product → distribute product) and flat, undeveloped land requirements

6

Background – Director Determination



50 MW Geothermal Powerplant



50 MW Biomass Powerplant



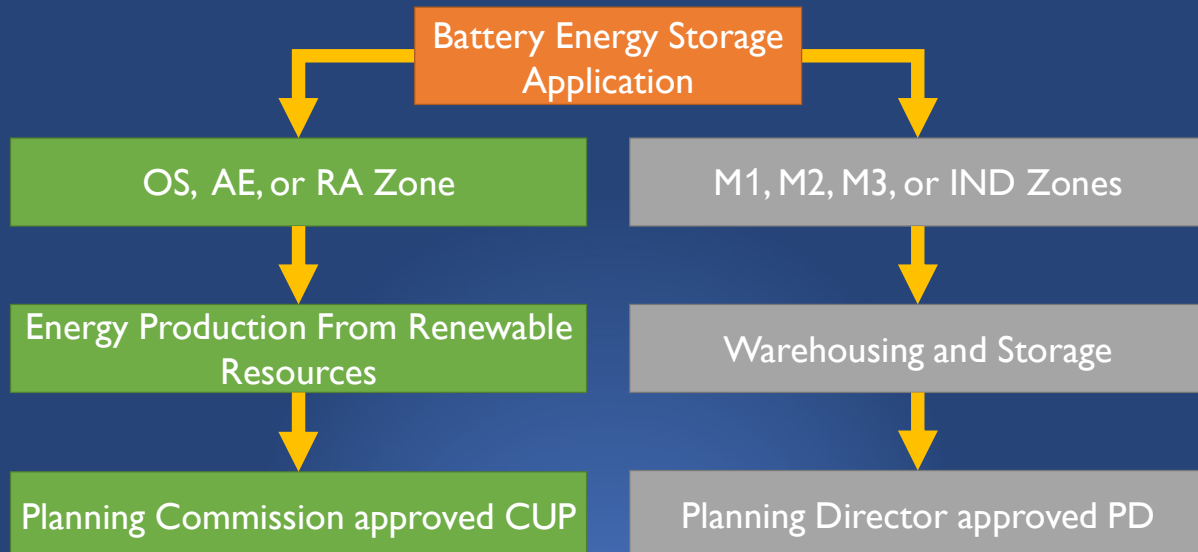
50 MW Solar Powerplant



50 MW Battery Storage

7

Background – Director Determination

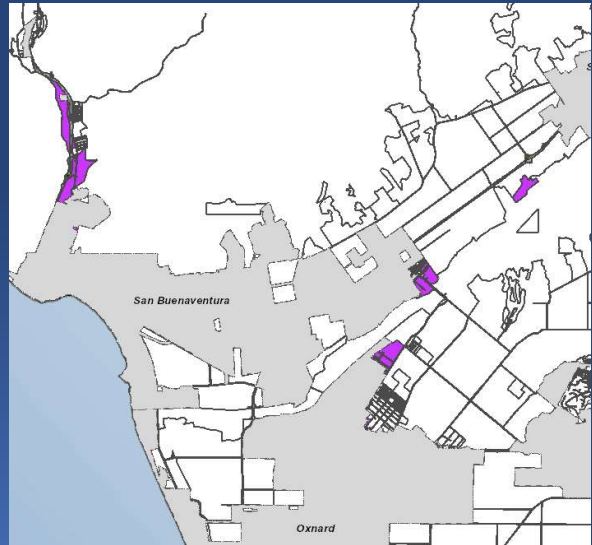


8

Background – Industrial Zoned Lands



- Reviewed:
 - General Plan Alternatives and Background Reports: Commercial and Industrial Zones
- Completed
 - Renewable Energy Siting Assessment
- Conducted an industrial land review



9

Background – Industrial Zoned Lands



General Plan
Alternatives Report (Commercial
and Industrial Zones)

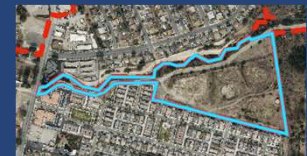
Industrial Lands Review of
Development Potential
(Industrial Zones)

Other
Considerations

Vacant

165 Acres

71 Acres



Underutilized

771 Acres

168 Acres

Projected
industrial land
demand deficit

10

Background – Board Guidance



December 2023 – Board of Supervisors 2nd review of Renewable Energy Siting Assessment and Program for **grid-scale** facilities.

Phase I (~6 months)

- 100 Acre Limitation in OS, AE, and RA zones
- Codify Director Determination

Phase II (~1 year)

- 5% OS, AE, Lot Coverage Exception
- Permit Simplification
- Solar Concentration Prohibition
- Accessory Uses Development Standards

Future Phases for Work Plan Consideration

- Renewable Energy Restriction Overlay

11



Summary of NCZO Amendments

12

NCZO Amendments



Article 2 Definitions

Update “Energy Production from Renewable Sources” to “Energy Production from Renewable Sources *and Storage*”

- New *Energy Storage* definition
- New definition allows flexibility in types of “energy storage”



13

NCZO Amendments



Article 2 Definitions

- *Energy Production and Storage from Renewable Sources* - Any facility, structure, or installation as a principal use that produces or stores energy, primarily for off-site use, from naturally replenished sources such as, but not limited to, wind, water, sunlight, geothermal heat, or biomass.
- *Energy Storage, Renewable* – A specific type of land use under the definition “energy production and storage from renewable sources” that is limited to the storage of renewable energy primarily for off-site use.

14

NCZO Amendments



Article 2 Definitions (Revision)

- *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.

15

NCZO Amendments



Article 5 Uses and Structures by Zone

- Section 8105-4 – Open Space, Agricultural, Residential and Special Purpose Zones

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

- Section 8105-5 - Commercial and Industrial Zones

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

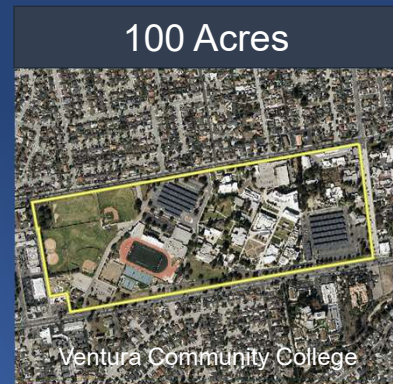
16

NCZO Amendments



Article 7: Standards for Specific Uses Sec. 8107-49: Energy Production and Storage from Renewable Sources

- Establishes a 100-acre limitation in OS, AE, and RA zones
- Placeholder for development standards (Phase II)



17

NCZO Amendments



Sec. 8119-1 Old Town Saticoy Development Code

- Modify Use Matrix in Saticoy Area Plan for consistency with the NCZO amendments

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
Renewable Energy Storage				PD

18



CEQA & Public Noticing

19

California Environmental Quality Act (CEQA)



Exempt from CEQA Under

- Section 15061(b)(3)
 - No possibility amendments may cause significant effect on the environment
- Section 15308
 - Amendments limit number of acres that may be utilized from an allowed use
 - No exceptions to the exemptions exist

20

Public Noticing & Comments Received



- March 8, 2024
 - Placed a legal ad in the Ventura County Star
- The Planning Division provided additional noticing via email
 - List used for the General Plan update,
 - Interested Parties List
- Planning Division has received three public comments

21



Recommended Actions

22

Recommended Actions



1. **CERTIFY** that your Commission has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process; and
2. **ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the Non-Coastal Zoning Ordinance:
 - a. **CERTIFY** that the Board has reviewed and considered the Board Letter and all exhibits thereto, the Planning Commission staff report and all exhibits thereto, and has considered all other materials and public comments received during the public comment and hearing processes;

23

Recommended Actions



2. **ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the Non-Coastal Zoning Ordinance:
 - b. **FIND**, on the basis of the entire record and as set forth in Section B of the Planning Commission Staff Report, that adoption of the proposed amendments to the NCZO (Exhibits 3) is exempt from CEQA pursuant to CEQA Guidelines Sections 15308 and 15061(b)(3) because the project consists of regulations for the benefit and protection of the environment and because it can be seen with certainty that there is no possibility the proposed amendments may cause a significant effect on the environment; and **FIND** that no substantial evidence exists precluding the use of the above categorical exemption (CEQA Guidelines Section 15308) based on the presence of unusual circumstances or any other exception set forth in CEQA Guidelines section 15300.2;

24

Recommended Actions



2. **ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the Non-Coastal Zoning Ordinance:
 - c. **FIND** on the basis of the entire record and as set forth in Sections A, B, C and D of the Planning Commission staff report, that the proposed amendments to the NCZO (Exhibit 3) are consistent with the goals, policies and programs of the General Plan and good planning practices and are in the interest of public health, safety and general welfare;
 - d. **ADOPT** the proposed ordinance amending Articles 2, 5, 7, and 19 of the NCZO (Exhibit 3); and
 - e. **SPECIFY** that the Clerk of the Board of Supervisors is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which these decisions are based.

25

Questions?



- **Available Staff**
 - Donald Nielsen, Senior Planner
 - Aaron Engstrom, Planning Manager
 - Dave Ward, AICP, Planning Director
 - Jaclyn Smith, Assistant County Counsel

26